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MINUTES  
OF THE  
SAN FRANCISCO  
CITY PLANNING COMMISSION  
REGULAR MEETING

THURSDAY  
JANUARY 6, 1994  
ROOM 282, CITY HALL  
1:30 P.M.

ADOPTED AT THE REGULAR MEETING OF THE CITY PLANNING ON JANUARY 20, 1994  
VOTE: +6 -0

**PRESENT:** Commissioners Boldridge, Fung, Levine, Lowenberg, Martin, Unobskey  
**ABSENT:** Commissioner Prowler

The meeting was called to order by President Unobskey at 1:35 p.m.

**STAFF IN ATTENDANCE:** Lucian Blazej - Director of Planning, Robert Passmore -  
Zoning Administrator, Gerald Green, Jim Miller, Linda Avery - Commission  
Secretary

**A. ITEMS TO BE CONTINUED**

1. 92.511E (GITELMAN)  
1444 GREEN STREET RESIDENTIAL DEVELOPMENT, APPEAL OF A  
PRELIMINARY NEGATIVE DECLARATION. The proposed project would construct  
a 42-unit residential building on the north side of Green Street, between Polk Street  
and Van Ness Avenue. Under one proposed design scheme, the new six-story  
building would incorporate the facade of a one-story garage which currently  
occupies the site. Under another scheme, the entire existing garage would be  
removed. The new building would incorporate approximately 42 off-street parking  
spaces at ground level.  
(Proposed for Continuance to February 17, 1993)

**ACTION:** Approved  
**VOTE:** +6 -0

**B. PUBLIC COMMENT**

At this time, members of the public may address the Commission on items of interest to  
the public that are within the subject matter jurisdiction of the Commission except agenda  
items. With respect to agenda items, your opportunity to address the Commission will be  
afforded when the item is reached in the meeting with one exception. When the  
agenda item has already been reviewed in a public hearing at which members of the  
public were allowed to testify and the Commission has closed the public hearing, your  
opportunity to address the Commission must be exercised during the Public

Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. **If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.**

- (1) Virginia Conway  
RE: (a) Taco Bell on Polk Street; (b) Gannett's signs on Market Street
- (2) Dr. Eddie Welbon  
RE: Crosstown Tunnel--Southeast Bayshore/Hunter's Point Facility
- (3) Charlie Walker  
RE: Crosstown Tunnel--Southeast Bayshore/Hunter's Point Facility
- (4) Harold Madison  
RE: Crosstown Tunnel--Southeast Bayshore/Hunter's Point Facility

**ACTION:** At the direction of the Commission, the Director is to write a letter to the Mayor and Board of Supervisors, informing them of the testimony presented today on the Crosstown Tunnel, bringing the matter to their attention for review and appropriate action.

- (5) John Bardis  
RE: (a) Presidio Plan and EIS; (b) Residential Conservation Controls (RCC)

#### C. COMMISSIONERS' QUESTIONS AND MATTERS

- Lowenberg:** Requested tapes from Commission's 12/16/93 hearing on the San Francisco Public Toilet Program
- Levine:**
- San Francisco Public Toilet Program
  - Directed staff to respond to a letter in Commission Correspondence on Lombard Plaza
  - Transportation Management Association Report
  - Along with Commissioner Unobskey, directed staff to schedule a presentation/hearing before the Commission on the Civic Center Study

#### D. UNCONTESTED CASE CALENDAR

The following items appear to be uncontested cases, and as of the date of publication of the Commission Calendar, no letters or phone calls opposing the requested authorization have been received by the Department staff. The Department has determined that the project complies with the criteria of Section 303(c) of the Planning Code. The Planning Director's preliminary recommendation is for approval with appropriate conditions. These cases are therefore considered routine and will be acted upon by a single roll call vote of the Commission. There will be no staff presentation nor discussion of these items unless a member of the Planning Commission or the General Public so requests. In the event of a request for discussion, the Planning Commission may entertain limited discussion prior to taking action or continue the matter to another regular scheduled hearing date. The Commission President will announce the date of the hearing at the time the item is removed from the uncontested calendar.

2. 93.521X (BADINER)  
600 Market Street (a.k.a One Post Street), gore corner of Market and Post Streets at Montgomery Street, Lot 15 in Assessor's Block 311 - Request for Planning Code Section 309 (Downtown Plan) review to allow the construction of a retail kiosk for a building with Downtown Bonuses in a C-3-O (Downtown Commercial, Office) District and a 250-S Height and Bulk District.

**SPEAKERS:** None

**ACTION:** Approved with conditions as modified: ...add a condition that addresses clean-up and proper storage and disposal of refuse.

**VOTE:** +6 -0

**MOTION No. 13618**

**E. DIRECTOR'S REPORT**

\*. **Announcements from the Director:** HAPPY NEW YEAR!

3. **BOARD OF PERMIT APPEALS/BOARD OF SUPERVISORS REVIEW ON PAST WEEKS EVENTS**

None

**G. REGULAR CALENDAR**

4. 91.445C (GREEN)  
2400 SUTTER STREET, northwest corner of Divisadero Street; Lot 25 in Assessor's Block 1052 -- Request for Conditional Use Authorization to construct a medical office/clinical building on a lot in excess of 10,000 square feet in size, and to establish non-residential tenants which occupy floor area in excess of 6,000 square feet within an NC-3 (Moderate Scale) Neighborhood Commercial District.

**SPEAKERS:**

(Pro): Rick Moriano, project developer; Steve Rider, project architect; Bob McCarthy, project attorney; Gene Mayo, Lower Pacific Hts. Neighborhood Association

(Con): Eileen Downey, neighborhood resident; John Bardis

(neutral): Joe O'Donoghue, residential Builders; Virginia Conway

**ACTION:** Approved with conditions as drafted

**VOTE:** +6 -0

**MOTION No. 13620**

5. 93.595C (HING)  
5169 MISSION STREET, southeast side between Geneva and Rolph Streets; Lot 20 in Assessor's Block 6411 -- Request for Conditional use Authorization to establish a Bakery, defined as a Large Fast Food Restaurant under Section 790.90 of the Planning Code, within an NC-3 (Moderate Scale) Neighborhood Commercial District.

**NOTE:** This case was noticed and advertised as an uncontested matter. Although it inadvertently appeared on this calendar as an item under the Regular Calendar, it was taken out of order and considered with the items listed under the Uncontested Case category of the calendar.

**SPEAKERS:** None

**ACTION:** Approved with conditions as drafted

**VOTE:** +6 -0

**MOTION No. 13619**

**THE COMMISSION RECESSED FROM 3:20 pm to 3:35 pm**

**NOTE:** Items 6 & 7 were called and heard together.

6. 93.273EZD (MILLER)  
892 CORBETT AVENUE, northwest corner at Hopkins Street, Lot 13 in Assessor's Block 2779 - Request for RECLASSIFICATION OF PROPERTY from an RH-1 (House, One-Family) District to an RM-1 (Mixed Residential, Low Density) District, also within a 40-X Height and Bulk District.

**SPEAKERS:**

(Pro): Bruce Baumann, representative of project sponsor; Joe O'Donoghue, Residential Builders

(Con): George Bobbitt, neighbor; Edith Rashaw, neighborhood resident

**ACTION:** Approved as drafted

**VOTE:** +6 -0

**RESOLUTION No. 13621**

7. 93.273EZD (PASSMORE)  
892 CORBETT AVENUE, Lot 13 in Assessor's Block No. 2779 - Request for Discretionary Review of Building Permit Application No. 9310549 proposing construction of a new three-family dwelling, two stories over basement, with three off-street parking spaces.

**SPEAKERS:**

(Pro): Bruce Baumann, representative of project sponsor; Joe O'Donoghue, Residential Builders

(Con): George Bobbitt, neighbor; Edith Rashaw, neighborhood resident

**ACTION:** Under the discretionary powers of the Commission, Approved as proposed

**VOTE:** +6 -0

8. 93.482D (HERRERA)  
727 ASHBURY STREET, west side between Waller and Frederick Street, Lot 6 in Assessor's Block 1254 - Building Permit Application No. 93102675 to merge two existing dwelling units in an RH-3 (House, Three Family) District.  
(Continued from Regular Meeting of December 16, 1993)

**NOTE:** Taken out of order. Action taken prior to consideration of items 6 and 7.

**SPEAKERS:** None

**ACTION:** Without hearing, continued to 1/13/94

**VOTE:** +4 -0

**Additional absence:** Commissioners Martin and Unobskey

9. 93.404D (PASSMORE)  
51 EAGLE STREET, Building Permit Application No. 9307476, Lot 15 in Assessor's Block No. 2713, proposing to extend the front of the building 9'-6" toward Eagle Street at all 3 floors.  
(Continued from Regular Meeting of December 16, 1993)

**SPEAKERS:**

(Pro DR):Rom Mozell, DR requestor; Barbara Champion, neighbor

(Con DR): Allan Lewis, project owner; Jim Shay, project architect

**ACTION:** Under the discretionary powers of the Commission, approved as proposed

**VOTE:** +6 -0

10. 93.515D (PASSMORE)  
344 PACHECO, Building Permit Application No. 9311002, Lot 38 in Assessor's Block No. 2840, proposing construction of a three-story horizontal extension at the rear of an existing three story, single family dwelling in an RH-1 (Residential, Detached House, One-Family) District.  
(Continued from Regular Meeting of December 16, 1993)

**SPEAKERS:**

(Pro DR):Harold Wright, representative of DR requestor; Flavia, DR requestor

(Con DR):Helen Lam, project architect; Cameron Shafer, project owner

**ACTION:** Under the discretionary powers of the Commission, approved as modified:  
...5' side setbacks (both sides); the elimination of a third floor bay window

**VOTE:** +6 -0

**Adjournment:** 5:50 pm

NOTE ON APPEALS: Commission action on Conditional Uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions after Discretionary Review may be appealed to the Board of Permit Appeals within 15 days of actions by the Central Permit Bureau. Call (415) 554-6720 for information. Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision.

NOTE: For information related to any of the above matters, please call Linda Avery, Administrative Secretary, City Planning Commission, at (415) 558-6414.

CPC: 010694s





MINUTES  
OF THE  
SAN FRANCISCO  
CITY PLANNING COMMISSION  
REGULAR MEETING

THURSDAY  
JANUARY 13, 1994  
ROOM 282, CITY HALL  
1:30 P.M.

ADOPTED AT THE REGULAR MEETING OF THE CITY PLANNING COMMISSION ON  
JANUARY 27, 1994  
VOTE; +7 -0

**PRESENT:** Commissioners Boldridge, Fung, Lowenberg, Martin, Prowler  
**ABSENT:** Commissioners Levine and Unobskey

The meeting was called to order by Vice President Fung at 1:45 pm

**STAFF IN ATTENDANCE:** Lucian Blazej - Director of Planning, Robert Passmore - Zoning  
Administrator, Gerald Green, Evan Rose, Linda Avery - Commission Secretary

A. ITEMS TO BE CONTINUED

1. 93.508C **UNCONTESTED** (HING)  
PIER 7-1/2, THE EMBARCADERO, between Broadway and Vallejo Streets --  
Request for Conditional Use Authorization to allow expansion of an existing full  
service restaurant, demolition and replacement of an adjacent pier for outdoor  
dining/seating and public access and reduce the off-street parking requirement  
within an M-1 (Light Industrial) District and Northern Waterfront Special Use District  
No. 1.  
(Proposed for Continuance to January 27, 1994)

**ACTION:** Approved  
**VOTE:** +5 -0

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the



Commission for up to three minutes. **If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.**

- (1) Pam Duffy  
RE: Technical Corrections to the Residential Conservation Controls
- (2) Patricia Vaughn  
RE: - Invitation to Commission to attend a seminar on seismic studies/church bldgs.  
- Invitation to Commission to attend a seminar on grant writing

**C. COMMISSIONERS' QUESTIONS AND MATTERS**

**Lowenberg:** After listening to tapes of the Commission's 12/16/93 hearing, she requests that the Department explore ways to improve reception from the microphone used by the public.

**Fung:** Announced that there had been a panel discussion on Church Facilities/San Francisco Politics on Viacom 6. Commission requested that the Department obtain a copy of the tape.

**D. TIER III CASES** -- Informational presentation to the Commission pursuant to Resolution No. 12044; no opposition to the cases has been filed with the Department of City Planning.

(PASSMORE)

- 2. 176 JORDAN AVENUE, east side between Geary Blvd. and Euclid Avenue, Lot 30 in Assessor's Block 1063 - Informational presentation of Building Permit Application No. 9320252 for a rear horizontal extension to an existing single-family dwelling. The project proposes replacement of an existing rear deck with a new 4'-8" high redwood deck extending 10' from the rear building wall of the existing dwelling, plus a new rear bay window projection.

**SPEAKERS:** None

**ACTION:** No Opposition. Under discretionary powers, approved as proposed

**VOTE:** +5 -0

(PASSMORE)

- 3. 946 WISCONSIN STREET, west side between 22nd and 23rd Streets, Lot 19 in Assessor's Block 4161 - Informational presentation of Building Permit Application No. 9307181, for a single-story rear horizontal addition and a single-story vertical addition to an existing two-story single-family dwelling, leaving a rear yard of approximately 36'. One additional dwelling unit is proposed for a total of two dwelling units.

**SPEAKERS:** Dick Millitt -- The neighborhood organization did not receive notice and has not had a change to review this.

**ACTION:** Continued to 1/20/94

**VOTE:** +5 -0

(PASSMORE)

- 4. 191 RANDALL STREET, south side between Whitney and Chenery Street, Lot 23A in Assessor's Block 6663, RH-2 (Residential, House, Two-Family) District.

Informational presentation of Building Permit Application No. 9319855, a proposal to construct a one-story addition and ground level deck and stairs to the rear of an existing two story single family dwelling. This project is being presented to the Commission pursuant to Commission Resolution No. 12044; no opposition to the project has been filed with the Department of City Planning.

**SPEAKERS:** None

**ACTION:** No Opposition. Under discretionary powers, approved as proposed

**VOTE:** +5 -0

**E. DIRECTOR'S REPORT**

**5. BOARD OF PERMIT APPEALS/BOARD OF SUPERVISORS REVIEW ON PAST WEEKS EVENTS -- (PASSMORE)**

BPA: Cornell Hotel in the Tenderloin Area

**\*. Announcements**

- (A) The Mayor held a meeting this week with the Warriors and the Giants exploring possible relocation sites. (BLAZEJ)
- (B) A possible site for housing of prisoners in the Sutter Street area. (PASSMORE)

**THE COMMISSION RECESSED FROM 1:57PM TO 2:02PM**

**F. REGULAR CALENDAR**

**NOTE:** Items 6a & 6b were called and heard together.

- 6a. 93.504T (GREEN)  
S.F. PUBLIC TOILET AND ADVERTISING/PUBLIC SERVICE KIOSK PROGRAM, CODE AMENDMENT, Request for Amendment of City Planning Code by amending Sections 603, 605 and 608 to permit General Advertising on Public Service Kiosks associated with Public Toilets. The affect of the amendment if adopted would be the installation of at least 120 freestanding kiosks containing three illuminated advertising panels each not exceeding 52 square feet in area on public sidewalks at various locations throughout the City. Approximately 65 of the kiosks would also contain newsstands and replace existing sidewalk operations.  
(Continued from Regular Meeting of December 16, 1993)

**SPEAKERS:**

- (Pro): Vit Troyan, Department of Public Works representative; Eleanor Jacobs, representative of the Mayor; Scott Hopkins; Tory Lansdown; Feyson Lotte; Virginia Conway; Bob Planthold; August Longo; K. C. Jones; Lee Hunt; Bety Soo Hoo, Bay Area Rapid Transit (BART); Stanley Pauer, S.F. Physically Disabled Quorum; Edward Evans, NOMPC; John Barbey, S.F. League of Neighborhoods; Rev. Glenda Hope, S.F. Network Ministries; Jim West, South of Market Neighborhood Assoc.; Elizabeth Martin, San Francisco Beautiful; Jim Salinas, Carpenters Union
- (Con): Richard Winnie, Gannett Co.; Lew Lillian, Gannett Co.

(Pro conditionally): Edith McMillian; Carolyn Diamond, Market St. Assoc.

**ACTION:** (Action taken after 6b.) Approved with conditions as modified:

Public service kiosks shall not be installed where placement would cause the pedestrian Level of Service to fall below Level C.

Public service kiosks shall not be located in center street medians or islands.

Public service kiosks shall not be located within sixty feet (60) of any existing advertising kiosk associated with a Muni transit shelter or any transit shelter and shall not be placed in a manner which interferes with the line-of-sight for the advertising in association with Muni transit shelters as seen by passengers travelling in vehicles.

Public service kiosks on Market Street shall follow a linear pattern similar to the placement pattern of existing streetscape elements.

**VOTE:** +5 -0

**RESOLUTION No. 13623**

6b. 93.504R (GREEN)

S.F. PUBLIC TOILET AND ADVERTISING/MASTER PLAN CONSISTENCY

DETERMINATION. Request for consideration of Master Plan conformity of the San Francisco Public Toilet Program. The program calls for the installment of approximately 27 freestanding public toilets and approximately 120 freestanding advertising/public service kiosks at various locations on sidewalks and other public properties throughout the City. A private contractor would provide and maintain the toilet facilities in exchange for Kiosks advertising revenues.

The public toilets would be self-cleaning, handicapped accessible, and connected directly to city sewer, water and electrical lines. They would be about 10 feet in height, and 12 feet by 7 feet in floor area. The advertising/public service kiosks would be cylindrical in shape, about 14 to 17 feet in height (depending on roof design) and about 5 feet in diameter. Approximately 65 of the kiosks would contain newsstands and replace existing sidewalk newsstands.

(Continued from Regular Meeting of December 16, 1993)

**SPEAKERS:**

(Pro): Vit Troyan, Department of Public Works representative; Eleanor Jacobs, representative of the Mayor; Scott Hopkins; Tory Lansdown; Feyson Lotte; Virginia Conway; Bob Planthold; August Longo; K. C. Jones; Lee Hunt; Bety Soo Hoo, Bay Area Rapid Transit (BART); Stanley Pauer, S.F. Physically Disabled Quorum; Edward Evans, NOMPC; John Barbey, S.F. League of Neighborhoods; Rev. Glenda Hope, S.F. Network Ministries; Jim West, South of Market Neighborhood Assoc.; Elizabeth Martin, San Francisco Beautiful; Jim Salinas, Carpenters Union

(Con): Richard Winnie, Gannett Co.; Lew Lillian, Gannett Co.

(Pro conditionally): Edith McMillian; Carolyn Diamond, Market St. Assoc.

**ACTION:** (Action taken prior to 6a.) Approved with conditions as modified:

That the initial number of public toilets installed shall be limited to that amount which allows operational service hours as follows:

- For residents locations 6:00 a.m. to 10:00 p.m. hours of operation
- For tourists locations 6:00 a.m. to 2:30 a.m. hours of operation
- Special 24 hour operation\* \*Includes Taxi/Bus Drivers, Homeless, etc.

The program from the outset should provide for periodic monitoring visits to each facility provided by the private contractor. For facilities serving special needs (homeless), it is suggested that monitoring be at ten to fifteen minute intervals, twenty four hours, seven days, with free courtesy access to those requiring facility use. After experience is gained from facility use, service and monitoring levels may be adjusted as appropriate. A minimum six month trial period is suggested.

Initial installation shall be limited to 120 Public Service Kiosk and that the number of toilets need not meet a ratio of 4.5 kiosks per toilet but rather that priority be given to ensure that toilets function optimally in providing adequate and secure accessibility. After a six month trial period additional public service kiosks may be considered after a report is made to the City Planning Commission and evaluation of the impact, and success of the program. However, in no case shall the cumulative number of hours that toilets are available for public use be less than 16 hours a day for each 4.5 public service kiosks.

That DPW Order No. 163,368 shall be amended to include the conditions contained in the Draft Resolution for adoption of proposed Text Amendment dated January 12, 1994.

The location of public toilets shall be in areas where there are no such public restroom facilities provided and where there is the greatest need.

**VOTE:** +5 -0

**RESOLUTION No. 13622**

7. 93.564EX (BADINER)  
2 STOCKTON STREET, northeast corner of Market and Stockton Streets, Lot 2 in Assessor's Block 328 - Request for Planning Code Section 309 (Downtown Plan) review to allow the renovation of an existing retail building in a C-3-R (Downtown Commercial, Retail) District and a 80-130- F Height and Bulk District.

**SPEAKERS:** None

**(Pro):** Mark Stephan, project sponsor representative; Jim West, south of Market Neighborhood representative; Virginia Conway

**ACTION:** Approved with conditions

**VOTE:** +5 -0

**MOTION No. 13624**

**AT APPROXIMATELY 5:35 P.M. THE CITY PLANNING COMMISSION CONVENED INTO A SPECIAL DISCRETIONARY REVIEW HEARING.**



8. 93.590D (PASSMORE)  
2022 HYDE STREET, the proposal is to demolish a one story over basement single-family dwelling and to replace it with a three stories over garage three family dwelling, having an average depth of 58 feet, an average width of 22 feet, 4 inches and a height of 39 feet measured from curb level at the center line of the lot.  
(Continued from Regular Meeting of November 29, 1993)

**SPEAKERS:** None

**ACTION:** Without hearing, continued to 3/24/94

**VOTE:** +5 -0

9. 93.517D (PASSMORE)  
338 BRAZIL, south west side of Brazil Avenue between Madrid Street and Lisbon Street, Lot 54 in Assessor's block 6080 - Request for Discretionary Review of Building Permit Application No. 9309992 for the demolition of the existing single-family dwelling and the construction of a new three-story two-unit residential building in an RM-1 (Residential Mixed, Low Density) District.  
(Continued from Regular Meeting of December 16, 1993)

**SPEAKERS:** Marian Aird; Peter Stucky

**ACTION:** Under discretionary powers, approved proposal as agreed upon by both the project sponsor and the DR requestor.

**VOTE:** +5 -0

10. 93.482D (HERRERA)  
727 ASHBURY STREET, west side between Waller and Frederick Street, Lot 6 in Assessor's Block 1254 - Building Permit Application No. 93102675 to merge two existing dwelling units in an RH-3 (House, Three Family) District.  
(Continued from Regular Meeting of January 6, 1993)

**SPEAKERS:** None

**ACTION:** Under discretionary powers, approved with conditions as modified: ...delete condition No. 2.

**VOTE:** +5 -0

**MOTION No. 13625**

**Adjournment:** 5:50 pm

**NOTE ON APPEALS:** Commission action on Conditional Uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions after Discretionary Review may be appealed to the Board of Permit Appeals within 15 days of actions by the Central Permit Bureau. Call (415) 554-6720 for information. Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision.

**NOTE:** For information related to any of the above matters, please call Linda Avery, Administrative Secretary, City Planning Commission, at (415) 558-6414.

DOCUMENTS DEPT.

FEB 14 1994

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**MINUTES  
OF THE  
SAN FRANCISCO  
CITY PLANNING COMMISSION  
REGULAR MEETING**

THURSDAY

JANUARY 20, 1994

ROOM 282, CITY HALL

1:30 P.M.

**ADOPTED AT THE REGULAR MEETING OF THE CITY PLANNING COMMISSION ON  
FEBRUARY 3, 1994**

**VOTE: +7 -0**

**PRESENT:** Commissioners Fung, Boldridge, Levine, Martin, Prowler, Unobskey.

**ABSENT:** Commissioner Lowenberg

The meeting was called to order by President Unobskey at 1:40 p.m.

**STAFF IN ATTENDANCE:** Lucian Blazej - Director of Planning, Robert Passmore - Zoning Administrator, Mark Paez, Susana Montana, Inge Horton, Michael Berkowitz, Mary Gallagher, Larry Badiner, Linda Avery - Commission Secretary

**A. ITEMS TO BE CONTINUED**

1. 87.791L (MARSH)  
CIVIC CENTER HISTORIC DISTRICT, Consideration of the Landmarks Preservation Advisory Board recommendation<sup>1</sup> that the area known as Civic Center be designated as an Historic District pursuant to Article 10 of the City Planning Code. The area is generally bounded by Golden Gate Avenue to the north, Franklin Street to the west, Hyde Street to the east and Market Street to the south. The proposal encompasses the following addresses: 170 Fell Street, 50 Fulton Street, 29-195 Grove Street, 45 Hyde Street, 50 Ivy/Lech Walesa Street, 100-320 Larkin Street, 1170-1298 Market Street, 77-580 McAllister Street, 1-50 United Nations Plaza, 135-524 Van Ness Avenue being Lot 8 in Assessor's Block 347, Lots 22, 32, 33, 35, 37, 50 and 51 in Assessor's Block 351, Lot 1 in Assessor's Block 353, Lots 3, 4, 11, 12, 15 in Assessor's Block 355, Lot 1 in Assessor's Block 354, Lots 5, 6, 7, 8, 9, 10 in Assessor's Block 355, Lots 2 and 3 in Assessor's Block 765, Lots 2, 3, 4, 5, 6 and 8 in Assessor's Block 766, Lot 8 and the remainder of Assessor's Block 767, Lot 1 in Assessor's Block 786, Lot 1 in Assessor's Block 787, all of Assessor's Block 810, Lots 1, 16, 18, 19, 20 and 21 in Assessor's Block 811 and Lot 1 in Assessor's Block 815.

**(Proposed for Continuance to February 10, 1994)**

**ACTION:** Approved

**VOTE:** +6 -0

2. 93.540C (NIXON)  
1475 POLK STREET, at the south west corner of California Street, Lot 1 in Assessor's Block 646 - Request for authorization of Conditional Use to allow the creation of a take out food business, an activity defined as a Small Self-Service Restaurant in Planning Code Section 790.91, pursuant to Planning Code Section 723.44 within the Polk Neighborhood Commercial District and a 65-A Height and Bulk District.  
**(Proposed for Continuance to February 3, 1994)**

**ACTION:** Approved

**VOTE:** +6 -0

3. 93.559CV (PEARL)  
4013-4015A Twenty-Fourth Street, south side between Noe and Castro Streets; Lot 32 in Assessor's Block 6507: -- Request for authorization of Conditional Use under Section 186.1.(b) of the Planning Code to expand an existing full service restaurant in the 24th Street-Noe Valley Neighborhood Commercial Zoning District and a 40-X Height and Bulk District.  
**(Proposed for Continuance to February 3, 1994)**

**ACTION:** Approved

**VOTE:** +6 -0

#### B. PUBLIC COMMENT

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- (1) Patricia  
RE: Invitation to Commission to attend a Seminar - "The Scared and the Secular" by Sacred Homes Foundation
- (2) Margaret Sigel, SPEAK  
RE: Bay Area Water Shortage
- (3) John Bardis  
RE: Residential Conservation Controls  
Passmore agreed to language on Notes to File on RCC & EIR
- (4) Virginia Conway  
RE: Signs
- (5) Lucian Saragosa  
RE: 1623-37th Avenue



- (6) Edward Flavini  
RE: Residential Conservation Controls
- (7) Anita Theoharris  
RE: Residential Conservation Controls

C. COMMISSIONERS' QUESTIONS AND MATTERS

**Fung & Levine:** UMB Ordinance - Alternative to providing income Recommendation:  
Convince a group of MOH - Housing Developers (Profit & Non Profit) to  
explore ways to raise funds to repair UMB buildings.

4. ELECTION OF OFFICERS: In accordance with the Rules and Regulations of the City Planning Commission, the President and Vice President of the Commission "shall be elected at the first Regular Meeting of the Commission held on or after the 15th day of January of each year, or at a subsequent meeting, the date which shall be fixed by the Commission at the first Regular Meeting on or after the 15th day of January each year.

**ACTION:** Continued to 2/17/94

**VOTE:** +6 -0

5. CPC MEETING SCHEDULE - CALENDAR YEAR 1994, consideration for adoption  
a meeting schedule of the City Planning Commission for Calendar year 1994.

**ACTION:** Approved

**VOTE:** +6 -0

**RESOLUTION No.:** 13626

6. MINUTES: REGULAR MEETING OF JANUARY 6, 1994, consideration for adoption  
of minutes from the regular meeting of January 6, 1994.

**SPEAKERS:** None

**ACTION:** Approved as drafted

**VOTE:** +6 -0

D. UNCONTESTED CASE CALENDAR

The following items appear to be uncontested cases, and as of the date of publication of the Commission Calendar, no letters or phone calls opposing the requested authorization have been received by the Department staff. The Department, has determined that the project complies with the criteria of Section 303(c) of the Planning Code. The Planning Director's preliminary recommendation is for approval with appropriate conditions. These cases are therefore considered routine and will be acted upon by a single roll call vote of the Commission. There will be no staff presentation nor discussion of these items unless a member of the Planning Commission or the General Public so requests. In the event of a request for discussion, the Planning Commission may entertain limited discussion prior to taking action or continue the matter to another regular scheduled hearing date. The Commission President will announce the date of the hearing at the time the item is removed from the uncontested calendar.

**THE COMMISSION RECESSED FROM 2:55 P.M. TO 3:05 P.M.**

7. 93.567C (PAEZ)  
75 ELMIRA STREET, east side between Shafter Avenue and Helena Street, Lot 37 in Assessor's Block 5368 - Request for authorization of a Conditional Use to convert an existing second-floor office, above a ground-floor light-industrial space, to a one-family dwelling in an M-1 (Light-Industrial) District with a 65-J Height and Bulk designation.

**SPEAKER:** None

**ACTION:** Approved with conditions as drafted

**VOTE:** +5 -0

**MOTION No.:** 13627

**Additional absence:** Commissioner Prowler

- E. TIER III CASES Informational presentation to the Commission pursuant to Resolution No. 12044; no opposition to the cases has been filed with the Department of City Planning.

8. 946 WISCONSIN STREET, west side between 22nd and 23rd Streets, Lot 19 in Assessor's Block 4161 - Informational presentation of Building Permit Application No. 9307181, for a single-story rear horizontal addition and a single-story vertical addition to an existing two-story single-family dwelling, leaving a rear yard of approximately 36'. One additional dwelling unit is proposed for a total of two dwelling units.  
(Continued from Regular Meeting of January 13, 1994).

**SPEAKER:** Dick Millet

**ACTION:** Approved as proposed

**VOTE:** +5 -0

**Additional absence:** Commissioner Prowler

F. CONSIDERATION OF FINDINGS AND FINAL MOTION - PUBLIC HEARING CLOSED

9. 93.155D (MONTANA)  
DEHARO/RHODE ISLAND LIVE/WORK. REQUEST FOR DISCRETIONARY REVIEW, Discretionary Review of Site Permit Application No.9310051S to construct up to 14 artist live/work units and up to 7 commercial industrial units at 370 Deharo Street in the Showplace Square industrial district. Case Number 93.155E proposed to construct four 40 foot tall buildings each containing 3 or 4 condominium live/work units whose occupancy is limited to persons engaging in arts activities, as defined by Section 102.2 of the Planning Code, as the primary work activity within the unit. The project was amended on October 29, 1993 to provide 7 live/work units and up to 7 commercial units. The proposed site is adjacent to an existing nightclub which may present land use conflicts to persons sleeping in the live/work units.  
(Continued from Regular Meeting of December 16, 1993)  
**NOTE: ON SEPTEMBER 23, 1993, AFTER RECEIVING PUBLIC TESTIMONY THE COMMISSION CLOSED THE PUBLIC HEARING AND PASSED A MOTION OF INTENT TO APPROVE WITH CONDITIONS PENDING REVIEW OF DESIGN, SIZE/BULK, SOUND PROOFING PARKING, CITY ATTORNEY WRITTEN OPINION ON LEGALITY AND ENFORCEABILITY OF N.S.R.s' BY A VOTE OF 4-3. COMMISSIONERS BOLDRIDGE, LOWENBERG AND MARTIN VOTED NO.**

**NOTE: ON DECEMBER 9, 1993, AFTER RECEIVING TESTIMONY THE COMMISSION PASSED A MOTION OF INTENT TO APPROVE WITH CONDITIONS AS MODIFIED BY A VOTE OF 4-2. COMMISSIONERS BOLDRIDGE AND LOWENBERG VOTED NO. COMMISSIONER MARTIN WAS ABSENT.**

**SPEAKERS:**

**(Pro): Sue Hestor, David Walsh**

**(Con): Kimberly Smith, Evan Gossage, project sponsor; Bill Devell, Project Architect**

**ACTION:** Approved

**VOTE:** +4 -2

**NOES:** Commissioners Boldridge and Martin

**MOTION No.:** 13628

**10. 92.288ET (HORTON)**

**RESIDENTIAL CONSERVATION CONTROLS**, consideration of a resolution adopting Residential Conservation Controls as permanent controls. The proposed ordinance contains provisions for rear yard, height and building design to define the potential building size and appearance of new construction and alteration of buildings in R districts and requires compliance with the Residential Design Guidelines. The proposal also contains a two level permit review procedure and notification requirement to neighbors and neighborhood groups. Demolition and extensive alteration would require Level 2 review including compliance with certain criteria and approval of the replacement structure prior to issuing a demolition permit. The ordinance proposes to reduce the size of off-street parking spaces citywide, to revise the definition of family and the regulations for non-complying structures to permit rehabilitation, and to amend or delete other sections of the Code to clarify their applicability to R districts. The proposed ordinance would be applicable to all RH and RM districts including the Nob Hill, Northern Waterfront #2, Dolores Heights, and Bernal Heights Special Use Districts.

(Continued from Regular Meeting of December 9, 1993)

**NOTE: ON DECEMBER 9, 1993, ITEMS 10 AND 11 WERE CALLED TOGETHER AND ACTED ON WITH ONE VOTE. AFTER RECEIVING PUBLIC TESTIMONY, THE COMMISSION CLOSED PUBLIC HEARING AND PASSED A MOTION OF INTENT TO APPROVE BY A VOTE OF 5-1. COMMISSIONER PROWLER VOTED NO AND COMMISSIONER MARTIN WAS ABSENT.**

**SPEAKERS:** None

**ACTION:** Without hearing, continued to 2/10/94

**VOTE:** +6 -0

11. (HORTON)  
RESIDENTIAL DESIGN GUIDELINES, REVISIONS, consideration of a motion  
revising the Residential Design Guidelines to make them applicable to residential  
zoning controls.  
(Continued from Regular Meeting of December 9, 1993)

**SPEAKERS:** None

**ACTION:** Without hearing, continued to 2/10/94

**VOTE:** +6 -0

12. 93.420D (BERKOWITZ)  
100 ALTA STREET, northwest corner at Montgomery Street, Lot 51 in Assessor's  
Block 105 - Request for Discretionary Review of Building Permit application No.  
9220258 for the remodeling of a seven unit residential building into a four dwelling  
unit residential building in an RH-3 (House, Three-Family) district.  
(Continued from Regular Meeting of October 28, 1993)  
**NOTE:** AT ITS REGULAR MEETING ON SEPTEMBER 23, 1993, AFTER RECEIVING PUBLIC  
TESTIMONY, THE COMMISSION CLOSED THE PUBLIC HEARING AND PASSED A MOTION OF  
INTENT TO APPROVE WITH CONDITIONS BY A VOTE OF 5-1. COMMISSIONER LEVINE VOTED  
NO. COMMISSIONER BOLDRIDGE WAS ABSENT.

**SPEAKERS:** Bob Tibbitts, Telegraph Hill Dwellers

**ACTION:** Approved as modified: ... Page 3, Item 5: change 4 to 5; exhibit A, #4 ... Fund  
determined by the Director

**VOTE:** +5 -0

**MOTION No:** 13629

**Excused:** Commissioner Boldridge

#### F. DIRECTOR'S REPORT

13. BOARD OF PERMIT APPEALS/BOARD OF SUPERVISORS REVIEW ON PAST  
WEEKS EVENTS - NONE

#### **DIRECTOR'S ANNOUNCEMENT:**

- (1) Meeting with State representatives - proposes to re-do State Building on Polk  
and McAllister
- (2) Terminal Separator Introduced by staff - Commission directed a full hearing be  
scheduled on 2/3/94.  
Speakers: Bob Tibbitts

**THE COMMISSION RECESSED FROM 4:20 P.M. TO 5:00 P.M.**

#### G. REGULAR CALENDAR

14. 92.711C (NISHIMURA)  
3632-36 SACRAMENTO STREET, north side between Locust and Spruce Streets,  
Lot 9 in Assessor's Block 1011, Sacramento Street Neighborhood Commercial  
District. Request for authorization of conditional use to legalize the expansion of a



Full Service Restaurant (defined in Planning Code Section 790.92) into the basement and rear residential cottage, and the addition of rear outdoor dining area pursuant to Planning Code Sections 724.24, 724.42, 178(c) and 303.  
Continued from Regular Meeting of December 16, 1993.

**SPEAKERS:**

- (Pro): Jerry Klein, representative of project sponsor, Antony John Lacovera, Owner  
(Con): Robert McCarthy, representative of Presidio Heights; Andy McLaughlin, PHAN; Lillian Van Shoot, resident

**ACTION:** Continued to 3/24/94

**VOTE:** +6 -0

**NOES:** Commissioners Boldridge and Martin

**MOTION No.:** 13628

15. 93.690H (BADINER)  
833 MARKET STREET, south side between Fourth and Fifth Streets, Assessor's Block 3705, Lot 37, Permit to Alter - Request for approval of the rehabilitation of 833 Market Street, a Category II Significant Building within the C-3-R (Downtown, Commercial, Retail) District, 120-X/160-F Height and Bulk Districts, and the Kearny Market Mason Sutter Conservation District, pursuant to Article 11 of the City Planning Code.

**SPEAKERS:** None

**ACTION:** Without hearing, continued to 2/10/94

**VOTE:** +4 -0

**Additional absences:** Commissioners Boldridge and Martin

**THE COMMISSION RECESSED FROM 5:45 P.M. TO 6:00 P.M.**

16. 93.532D (GREEN/PASSMORE)  
2185-93 MARKET STREET, south side at the intersection of 15th, Sanchez and Market Streets; Lots 37, 38 and 39 in Assessor's Block 3558 - Request for Discretionary Review of Building Permit Application No. 9222330S for construction of a four-story (over basement) mixed use building in the Upper Market Neighborhood Commercial District. The building contains approximately 11,600 square feet of commercial floor area on two floors, a total of nine dwelling units and 19 independently accessible off-street parking spaces and two tandem spaces in the basement.  
(Continued from Regular Meeting of November 18, 1993)

**SPEAKERS:**

- (Pro): Rick Judd, Attorney for project sponsor, Ray Cameron  
(Con): Sue Hestor, D.R. requestor representative; Dana Hamburger, D.R. requestor; Dion Hamburger-King; Mike Higgenberg; Alice Loo

**ACTION:** Approved as modified: ...to include design considerations to front facades and back deck

**VOTE:** +5 -0

**Additional absence:** Commissioner Martin

**THE COMMISSION RECESSED FROM 7:30 P.M. TO 7:45 P.M.**

17. 93.561D (PASSMORE)  
3310 BAKER STREET, Building Permit No. 9306133 to construct a third story addition to the existing two story single-family dwelling in an RH-1 (House, Single-Family) district.

**SPEAKERS:**

(Pro): Gabriel Ng, representative of project sponsor

(Con): Tom Clothier, D.R. Requestor, Nive Stephens, neighbor; Bertrum Rogers, resident; Angelano Deprano, resident; John Farrell, resident; Howard Shoeman, resident

**ACTION:** Continued to 3/3/94 with recommendation the case be reviewed by AIA

**VOTE:** +4 -0

**Additional absence:** Commissioners Prowler and Martin

18. 94.009D (PASSMORE)  
2920A SACRAMENTO STREET, north side of Divisadero Street, Lot 13 in Assessor's Block 1004 - Building Permit Application No.9315071 to change siding, windows, front door and front stair configuration shown on previously approved plans for renovation and alteration of existing rear single-family dwelling, and add dormer window to said dwelling. Said changes have been completed beyond the scope of the building permit previously approved by the Planning Commission under Case No. 93.305D in August 1992.

**SPEAKERS:**

(Pro): Gene Lam, project sponsor

(Con): Charlott Macke; Courtney Clarkson; Jane Sutton; Proctor Jones; David Tudor; (Bob) R.C. Swensick; Patricia Vaughey; Joe Butler

**ACTION:** Denied

**VOTE:** +4 -0

**Additional absence:** Commissioners Prowler and Martin

**Adjournment: 9:42 p.m.**

**NOTE ON APPEALS:** Commission action on Conditional Uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions after Discretionary Review may be appealed to the Board of Permit Appeals within 15 days of actions by the Central Permit Bureau. Call (415) 554-6720 for information. Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision.

**NOTE:** For information related to any of the above matters, please call Linda Avery, Administrative Secretary, City Planning Commission, at (415) 558-6414.

FEB 24 1994

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MINUTES  
OF THE  
SAN FRANCISCO  
CITY PLANNING COMMISSION  
REGULAR MEETING

THURSDAY  
JANUARY 27, 1994  
ROOM 282, CITY HALL  
1:30 P.M.

ADOPTED AT THE REGULAR MEETING OF THE CITY PLANNING COMMISSION ON  
FEBRUARY 10, 1994  
VOTE: +7 -0

**PRESENT:** Commissioners Fung, Boldridge, Levine, Lowenberg, Martin, Prowler,  
Unobskey.  
**ABSENT:** None

The meeting was called to order by President Unobskey at 1:37 p.m.

**STAFF IN ATTENDANCE:** Lucian Blazej - Director of Planning, Robert Passmore - Zoning  
Administrator, Berry Pearl, Lois Scott, Gerald Green, Linda Avery  
- Commission Secretary

**A. ITEMS TO BE CONTINUED**

**NONE**

**B. PUBLIC COMMENT**

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. **If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.**

**SPEAKERS:**

(1) Patricia Voughy

**RE: Funds for Seismic Upgrading of Churches.**



C. COMMISSIONERS' QUESTIONS AND MATTERS

1. MINUTES -- consideration for adoption--minutes from Regular Meetings of December 16, 1993 and January 13, 1994.

**ACTION:** Approved

**VOTE:** +7 -0

D. UNCONTESTED CASE CALENDAR

The following items appear to be uncontested cases, and as of the date of publication of the Commission Calendar, no letters or phone calls opposing the requested authorization have been received by the Department staff. The Department, has determined that the project complies with the criteria of Section 303(c) of the Planning Code. The Planning Director's preliminary recommendation is for approval with appropriate conditions. These cases are therefore considered routine and will be acted upon by a single roll call vote of the Commission. There will be no staff presentation nor discussion of these items unless a member of the Planning Commission or the General Public so requests. In the event of a request for discussion, the Planning Commission may entertain limited discussion prior to taking action or continue the matter to another regular scheduled hearing date. The Commission President will announce the date of the hearing at the time the item is removed from the uncontested calendar.

2. 93.681C (HING)  
2109 POLK STREET, west side between Broadway and Vallejo Streets; Lot 04 in Assessor's Block 571: -- Request for Conditional Use Authorization to modify conditions of approval of a previous authorization (Motion No. 11108) for a Small Self-Service Establishment (as defined by Section 790.91 of the Planning Code) in the Polk Street Neighborhood Commercial District.

**ACTION:** Approved with Conditions

**VOTE:** +7 -0

**MOTION No.:** 13630

3. 93.508C (HING)  
PIER 7-1/2, THE EMBARCADERO, between Broadway and Vallejo Streets -- Request for Conditional Use Authorization to allow expansion of an existing full service restaurant, demolition and replacement of an adjacent pier for outdoor dining/seating and public access and reduce the off-street parking requirement within an M-1 (Light Industrial) District and Northern Waterfront Special Use District No. 1.  
(Continued from Regular Meeting of January 13, 1994)

**SPEAKERS:** Sue Hestor, Michael Wilmar, Attorney for Waterfront Restaurant,  
Joe O'Donaghue, John Bardis

**ACTION:** Opposition expressed. Continued to 2/3/94 for full hearing

**VOTE:** +7 -0

4. 93.644Q (ANDRADE)  
1150 DOLORES STREET, southwest corner of Dolores and Jersey Streets, Lot 1 in Assessor's Block 6535, six-residential condominium conversion subdivision in an RH-3 (House-Three Family) District.

**ACTION:** Approved as proposed

**VOTE:** +7 -0

5. 93.750Q (ANDRADE)  
840 LAKE STREET, north side between 9th and 10th Avenues, Lot 5A in Assessor's Block 1349 - six unit residential condominium conversion subdivision in an RM-1 (Residential, Mixed, Low Density) District.

**ACTION:** Approved as proposed

**VOTE:** +7 -0

6. 93.726Q (ANDRADE)  
557 CAPP STREET, east side between 20th & 21st Streets, Lot 42 in Assessor's Block 3610 - six residential condominium conversion subdivision in an RM-1 (Residential, Mixed, Low Density) District.

**ACTION:** Approved as proposed

**VOTE:** +7 -0

7. 93.439Q (ANDRADE)  
1171 FILBERT STREET, south side between Leavenworth and Hyde Streets, Lot 30 in Assessor's Block 97, six-residential condominium conversion subdivision in an RH-3 (House, Three Family) District.

**ACTION:** Approved as proposed

**VOTE:** +7 -0

- E. TIER III CASES Informational presentation to the Commission pursuant to Resolution No. 12044; no opposition to the cases has been filed with the Department of City Planning.

8. 49 TINGLEY STREET, south side between Alemany Boulevard and Mission Street, Lot 27 in Assessor's Block 6799 - Informational presentation of Building Permit Application No. 9320609 for a rear horizontal extension to an existing single-family dwelling. The project proposes a two-story high, 6-foot deep addition, leaving a rear yard of 27 feet.

**ACTION:** No opposition. Approved

**VOTE:** +7 -0

**F. CONSIDERATION OF FINDINGS AND FINAL MOTION - PUBLIC HEARING CLOSED**

9. 93.101ECV (PEARL)  
88-90 TWENTY-NINTH STREET AND 695 SAN JOSE AVENUE, northeast corner; Lots 19, 20 and 21 in Assessor's Block 6597: -- Request for authorization of Conditional Use for reduction of the off-street parking requirement to construct three, three-story mixed use buildings (ground story retail and residential use on the second and third stories) containing a total of 10 dwelling units while providing only five standard-size, independently-accessible off-street parking spaces when a total of 10 spaces would be required, in an NC-3 (Moderate-Scale Neighborhood Commercial) District and a 40-X Height and Bulk District.

The project also includes a request for Zoning Administrator Determination for Gasoline Service Station Conversion to demolish an existing automobile repair shop (former gasoline station).

(Continued from Regular Meeting of December 16, 1993).

**NOTE:** At its Regular Meeting of December 16, 1993, the Commission, after receiving public testimony, closed the public hearing and passed a motion of intent to approve this project with conditions by a vote of +5 -0. Commissioners Lowenberg and Martin were absent.

**ACTION:** Approved with conditions

**VOTE:** +5 -0

**EXCUSED:** Commissioners Lowenberg and Martin

**MOTION No.:** 13631

**G. DIRECTOR'S REPORT****\* DIRECTOR'S ANNOUNCEMENTS: CALTRAIN EXTENSION**

10. BOARD OF PERMIT APPEALS/BOARD OF SUPERVISORS REVIEW OF PAST WEEKS EVENTS - NONE
11. HAZARDOUS WASTE FACILITY REVIEW ADVISORY COMMITTEE - STATUS REPORT AND REVISED BUDGET. (BASH/SCOTT)

**ACTION:** Meeting Held. Approved

**VOTE:** +7 -0

**RESOLUTION No.:** 13632

**THE COMMISSION RECESSED FROM 2:40 P.M. TO 3:00 P.M.**

**H. REGULAR CALENDAR**

12. 89.436CC (GREEN)  
3201 CALIFORNIA STREET, southwest corner of Presidio, Lot 2, Assessor's Block 1032 within an NC-2 (Small-Scale) Neighborhood Commercial District - Request is for an extension of the authorization period for a Rear Yard Modification previously

granted by the Zoning Administrator. On July 30, 1990, the Zoning Administrator granted a Rear Yard Modification to allow construction of a four story over basement mixed use building containing basement parking, ground floor commercial space and a total of 20 dwelling units. The project included a modified rear yard located entirely along the southerly property line ranging from 17 feet to 41 feet in width.

**SPEAKERS:** David Cincotta, Attorney for project; Joseph Kaufman, North of Market Planning Coalition

**ACTION:** Approved with conditions

**VOTE:** +7 -0

**MOTION No.:** 13633

**THE COMMISSION RECESSED FROM 4:45 P.M. TO 4:55 P.M.**

13. 90.379CE (PEARL)  
715 BUSH STREET, south side between Mason and Powell Streets; Lot 24 in Assessor's Block 284: -- Request for authorization of Conditional Use for conversion of a thirty-one (31) room residential hotel (group housing) to a non-residential use (tourist hotel with a total of 58 units) above the ground floor under Section 209.2.(e) of the Planning Code in an RC-4 (Residential-Commercial, Combined: High Density) District and a 65-A Height and Bulk District.

**SPEAKERS:**

**(Pro):** Kate Herman Stacey, Deputy City Attorney; Andrew Zacks, Attorney for Project Sponsor; Claude Lambert; Timothy Gillespie; Thomas\_\_\_\_; William Kunzig; Bob Jacaks; Elizabet Grayson; Howard Ginsberg; Eloise Reese; John Reese; Elton Miaux; Paul Utrik; Susan Baxter; Helen Lawrence; George Snell; Sandra Carter; Hall Wingard; Eric Gustafson

**(Con):** Randy Shawn, Attomey, representing opposition; Rae-Chi-Kwan, Christian Resource Center; Robin Sniderman; Ana Wong; Joseph Kaufman; Laura \_\_\_\_; Darryl Higashi & Molly Luper; Malick Looper; Brian Russell; Kelly Kullen; Sue Hestor

**ACTION:** Public Hearing has been Closed. Continued to 2/3/94

**VOTE:** +5 -0

**ABSENT:** Commissioners Lowenberg and Martin

14. 93.352Z (PAEZ)  
951 KEY AVENUE, south side near the intersection of Key Avenue and Jennings Street, Lot 23 in Assessor's Block 4996 - Request for reclassification of an RH-1 (House, One-Family) District to RH-2 (House, Two-Family) District, with a 40-X height and bulk designation.  
(Continued from Regular Meeting of December 16, 1993).

**SPEAKERS:**

**(Pro):** Matt Ettinger, Project Sponsor; Ralph House

**(Con):** Joe O'Donaghue; Mr. Archipenti; Joshua Tolvier

**ACTION:** Disapproved. Continued to Consent Calendar on 2/3/94.



**VOTE:** +3 -2

**NOES:** Commissioners Prowler and Unobskey

**ABSENT:** Commissioners Lowenberg and Martin

15. 93.275Z (SHOTLAND)  
1800-1802 - 8TH AVENUE, Portion of lot 1 (approximately 9 ft. x 50 ft.) in Assessor's Block 2044, immediately east of Lot 12 in Assessor's Block 12 (1800-1802 8th Avenue) - Request to reclassify the subject property from P-OS (Public Use District, Open Space Height and Bulk District) to RH-2, 40-X (Two-Family House Residential district, 40 foot Height and Bulk District.

**ACTION:** Approved

**VOTE:** +5 -0

**ABSENT:** Commissioners Lowenberg and Martin

**RESOLUTION No.:** 13634

16. 93.418D (PASSMORE)  
5 VULCAN STAIRWAY, south side of Vulcan Stairway between Ord and Levant Streets, Lot 28 in Assessor's Block 2626 - Request for Discretionary Review of Building Permit Application No. 9310936 for remodeling of and alteration to an existing single-family dwelling which includes a horizontal and a vertical addition in an RH-1 (House, One Family) District.  
(Continued from Regular Meeting of December 9, 1993)  
**NOTE: AT A SPECIAL MEETING ON AUGUST 30, 1993, AFTER RECEIVING PUBLIC TESTIMONY, THE COMMISSION CLOSED THE PUBLIC HEARING AND CONTINUED THE MATTER TO OCTOBER 7, 1993 RECOMMENDING AIA REVIEW BY A VOTE OF 4-0. COMMISSIONERS BOLDRIDGE, MARTIN AND PROWLER WERE ABSENT.**

**ACTION:** Without Hearing, Continued to 2/24/94

**VOTE:** +5 -0

**ABSENT:** Commissioners Lowenberg and Martin

17. 93.565D (BERKOWITZ)  
42 WOODLAND, east side at Pamassus Avenue, Lot 31 in Assessor's Block 2630 - Request for Discretionary Review of Building Permit application No. 9314786 for the remodeling of a five unit residential building into a four dwelling unit residential building in an RH-2 (House, Two-Family) district.

### PROJECT WITHDRAWN

**Adjournment: 7:15 P.M.**

**NOTE ON APPEALS:** Commission action on Conditional Uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions after Discretionary Review may be appealed to the Board of Permit Appeals within 15 days of actions by the Central Permit Bureau. Call (415) 554-6720 for information. Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision.

**NOTE:** For information related to any of the above matters, please call Linda Avery, Administrative Secretary, City Planning Commission, at (415) 558-6414.

MAR - 2 1994

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MINUTES  
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SAN FRANCISCO  
CITY PLANNING COMMISSION  
REGULAR MEETING

THURSDAY  
FEBRUARY 3, 1994  
ROOM 282, CITY HALL  
1:30 P.M.

ADOPTED AT REGULAR MEETING OF THE CITY PLANNING COMMISSION ON  
FEBRUARY 17, 1994

VOTE: +6 -0; COMMISSIONER BOLDRIDGE WAS ABSENT

PRESENT: Commissioners Fung, Boldridge, Levine Lowenberg, Martin, Prowler,  
Unobskey

ABSENT: None

1:30 P.M.

EXECUTIVE SESSION: THE CORNELL HOTEL, 715 BUSH STREET, FILE NO. 90.379C

Pursuant to California Government Section 54956.9(b) (1), the City Planning Commission will convene in executive session to discuss threatened litigation on the above-referenced application

Adjourned: 2:00 p.m.

The meeting was called to order by President Unobskey at 2:12 p.m.

President Unobskey announced that no action was taken during Executive Session. It was moved that there be no disclosure of discussion during Executive Session  
Vote: +7-0

A. ITEMS TO BE CONTINUED

1.

(MONTANA/ALBERT)

HAYES VALLEY DEVELOPMENT GUIDELINES, Informational presentation and request for Commission endorsement of a set of neighborhood-based development guidelines for vacant lots and parking lots within the Hayes Valley neighborhood to encourage in-fill housing development above shops and/or parking space and which feature a pedestrian walkway along the parcels vacated by the Central Freeway. No zoning changes are proposed. This proactive planning effort is intended to

reduce risks and lower costs to developers while producing compatible developments which enhance the character of the Hayes Valley neighborhood.  
(Proposed for Continuance Indefinitely)

**ACTION:** Approved

**VOTE:** +7 -0

2. 92.736C (HING)  
1219 - 15TH AVENUE, west side between Lincoln Way and Irving Street; Lot 02 in Assessor's Block 1735 -- Request for Conditional Use Authorization to establish a child care facility providing less than 24-hour care for 13 or more children by licensed personnel in an RH-2 (Residential, House, Two-Family) District pursuant to Planning Code Section 209.3(f).  
(Proposed for Continuance to February 17, 1994)

**ACTION:** Approved

**VOTE:** +7 -0

3. 93.448C (MILLER)  
468 MISSISSIPPI STREET, west side between 19th and 20th Streets, Lot 29 in Assessor's Block 4065 - Request for authorization Conditional Use to permit a third dwelling unit in an Rh-2 (House, Two-Family) District when the City Planning Code requires 1,500 square feet of lot area per dwelling unit.  
**NOTE: AFTER ADVERTISING AND MAILED PUBLIC NOTICE AS AN UNCONTESTED CASE, AN OPPOSITION TO THIS CASE AROSE. THEREFORE, IT IS PROPOSED FOR CONTINUANCE TO FEBRUARY 24, 1994**

**ACTION:** Approved

**VOTE:** +7 -0

**B. PUBLIC COMMENT**

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. **If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.**

**SPEAKERS:** Janice Bolafi; Leana Sadoris; Sharon Butts; Claire Isaacs; Howard Schuman; Gene Mayo; Courtney Clarkson; David Rosenthal; Margaret Vergis; Darryl Nick  
**RE:** 2231 Sutter - Prison Housing



**C. COMMISSIONERS' QUESTIONS AND MATTERS**

4. MINUTES -- consideration for adoption--minutes from Regular Meeting of January 20, 1994.

**ACTION:** Approved

**VOTE:** +7 -0

**D. UNCONTESTED CASE CALENDAR**

The following items appear to be uncontested cases, and as of the date of publication of the Commission Calendar, no letters or phone calls opposing the requested authorization have been received by the Department staff. The Department, has determined that the project complies with the criteria of Section 303(c) of the Planning Code. The Planning Director's preliminary recommendation is for approval with appropriate conditions. These cases are therefore considered routine and will be acted upon by a single roll call vote of the Commission. There will be no staff presentation nor discussion of these items unless a member of the Planning Commission or the General Public so requests. In the event of a request for discussion, the Planning Commission may entertain limited discussion prior to taking action or continue the matter to another regular scheduled hearing date. The Commission President will announce the date of the hearing at the time the item is removed from the uncontested calendar.

**NOTE: ITEMS 5 & 6 WERE RE-ADVERTISED TO BE HEARD ON JANUARY 10, 1994, BUT WERE INADVERTENTLY LEFT ON THE CALENDAR OF FEBRUARY 3, 1994. COMMISSION ACTION IS THEREFOR NULL & VOID**

5. 93.696C (ANDRADE)  
848 COLE STREET, east side between Frederick and Carl Streets; lot 28 in Assessor's Block 1268 - Request for Conditional Use Authorization to allow the addition of outdoor seating (defined as an "outdoor activity" per Section 790.70), to an existing retail coffee store, in the NC-1 (Neighborhood Commercial Cluster) District.

**ACTION:** Approved with conditions

**VOTE:** +7 -0

6. 93.686C (ANDRADE)  
2119 FILLMORE STREET, northwest corner of California and Fillmore Streets; Lot 4 in Assessor's Block 635 - Request for Conditional Use Authorization to amend a condition of Exhibit "A" of Motion No. 10193, a previous authorization to establish a small, self service restaurant known as "Cocolat," in the Upper Fillmore NC (Neighborhood Commercial District).

**SPEAKERS:** Courtney Clarkson

**ACTION:** Approved with conditions

**VOTE:** +7 -0

- E. TIER III CASES Informational presentation to the Commission pursuant to Resolution No. 12044; no opposition to the cases has been filed with the Department of City Planning.

7. 2863 PACIFIC, Building Permit Application No.9321378 - garage door will be enlarged to 16 feet in width.

**ACTION:** No opposition. Under discretionary powers approved as proposed

**VOTE:** +7 -0

F. CONSENT CALENDAR - PUBLIC HEARING CLOSED

**NOTE:** The following matter is being brought before the full body of the Commission for action. At the Regular Meeting of the City Planning Commission on January 27, 1994, after receiving public testimony, Commissioner Boldridge moved to disapprove the proposed reclassification, which was seconded by Commissioner Fung. The resulting vote was +3 -2, with Commissioners Prowler and Unobskey dissenting. Commissioners Lowenberg and Martin were absent. The absent commissioners will be provided copies of the hearing tape for review prior to action.

8. 93.352Z (PAEZ)  
951 KEY AVENUE, south side near the intersection of Key Avenue and Jennings Street, Lot 23 in Assessor's Block 4996 - Request for reclassification of an RH-1 (House, One-Family) District to RH-2 (House, Two-Family) District, with a 40-X height and bulk designation.  
(Continued from Regular Meeting of January 27, 1994).

**ACTION:** Without hearing. Continued to 2/10/94

**VOTE:** +7 -0

G. DIRECTOR'S REPORT

**NOTE:** Item 9 was heard before Item 5

9. BOARD OF PERMIT APPEALS/BOARD OF SUPERVISORS REVIEW ON-PAST WEEKS EVENTS

**BOARD OF SUPERVISORS:** None

**BOARD OF PERMIT APPEALS:** 2913-15 Octavia Street; 1171 Sanchez Street; \_\_\_\_\_ Steiner Street; 8326 Geary Blvd.

10. (HERRERA)  
SINGLE ROOM OCCUPANCY (SRO) DEVELOPMENT STANDARDS, informational presentation on DRAFT Single Room Occupancy Development Standards for new construction; definition issues, affordability, location and funding.

**SPEAKERS:**

(Pro): Michael Kaplan, Redevelopment Agency; Rena Ton, SON; Ted Bartlett, Asian Inc.; Virginia Conway; Lewis Belmonte; Larry Stone; Edith McMillan (questions re: Affordability); Michael Cronbach

**MEETING HELD. NO ACTION REQUIRED**

**THE COMMISSION RECESSED FROM 4:20 P.M. TO 4:30 P.M.**

H. REGULAR CALENDAR

11.

(ROSE)

POWELL STREET CABLE CAR TURNTABLE AREA REDESIGN, request to find the redesign of the Cable Car turntable area at Powell and Market in conformity with the Master Plan. Includes adjusting the queuing pattern, adding historical and informational signage, installing a news kiosk, public toilet, and information kiosk, adjusting remaining street furniture, and replacing the existing light standards.

**SPEAKERS:**

(Pro): Jo Lynn Lockley, PSTA; Dean Dilvillo, Monticello Inn; Tom Raives, Operation Manager for Nordstrom and PSTA; Deborah Rothstein, Flood Building; David Colleen, Architect; Michael Levine

**ACTION:** Approved

**VOTE:** +7 -0

**RESOLUTION No.: 13637**

12.

(WYCKO/RIVASPLATA)

CALTRAIN EXTENSION ALTERNATIVE 8 SUPPORT, hearing on proposed Resolution by the City Planning Commission supporting Joint Powers Board and Metropolitan Transportation Commission adoption of Alternative 8, the Surface-Subway to Market/Beale alignment, as the conformity with objectives and policies of both the Downtown Area Plan and the Transportation Element of the San Francisco Master Plan.

**SPEAKERS:** Dehnert Queen; Jim Haas; Kay Van Sickle, AC Transit; Michael Kiesling; Matt Williams; Norman Rolfe, S.F. Tomorrow; Rich Moriano, Delancey Street; Gerhard Stoll; Sam Lambert, P.G.& E.; Jim Patrick; Doug Kimsey, MTC Staff

**ACTION:** Approved

**VOTE:** +7 -0

**RESOLUTION No.: 13638**

(WYCKO)

13. TERMINAL SEPARATOR STUDY, Presentation of findings of Transportation Study for Terminal Separator Structure. Resolution recommending that Caltrans not proceed with a full rebuild of the Terminal Separator Structure, and endorsing Alternative 3 (new on- and off-ramps at Second and Harrison Streets for I-80/US 101 access with surface boulevard for Mid-Embarcadero) as the preferred alternative.

**SPEAKERS:****(Pro):** Bob Tibbits; Emilio Cruz, CAO's Office, Project Manager**(Con):** Dehnert Queen; Jim Patrick; Gerhart Stoll;**ACTION:** Approved**VOTE:** +7 -0**RESOLUTION No.:** 13639

14. 93.540C **PUBLIC HEARING CLOSED** (NIXON)  
1475 POLK STREET, at the south west corner of California Street, Lot 1 in Assessor's Block 646 - Request for authorization of Conditional Use to allow the creation of a take out food business, an activity defined as a Small Self-Service Restaurant in Planning Code Section 790.91, pursuant to Planning Code Section 723.44 within the Polk Neighborhood Commercial District and a 65-A Height and Bulk District.  
(Continued from Regular Meeting of January 20, 1994)

**SPEAKERS:** Nadine Swandomore, representative for Taco Bell**ACTION:** Approved with conditions as modified ...Taco Bell only responsible for their signs, not for all signs in the building**VOTE:** +6 -0**Absence:** Commissioner Boldridge**MOTION No.:** 13640

15. 90.379CE **PUBLIC HEARING CLOSED** (PEARL)  
715 BUSH STREET, south side between Mason and Powell Streets; Lot 24 in Assessor's Block 284: -- Request for authorization of Conditional Use for conversion of a thirty-one (31) room residential hotel (group housing) to a non-residential use (tourist hotel with a total of 58 units) above the ground floor under Section 209.2.(e) of the Planning Code in an RC-4 (Residential-Commercial, Combined: High Density) District and a 65-A Height and Bulk District.  
(Continued from Regular Meeting of January 27, 1994)

**ACTION:** Without hearing. Continued to 2/17/94**VOTE:** +7 -0

16. 93.508C (HING)  
PIER 7-1/2, THE EMBARCADERO, between Broadway and Vallejo Streets -- Request for Conditional Use Authorization to allow expansion of an existing full service restaurant, demolition and replacement of an adjacent pier for outdoor dining/seating and public access and reduce the off-street parking requirement within an M-1 (Light Industrial) District and Northern Waterfront Special Use District No. 1.  
(Continued from Regular Meeting of January 27, 1994)

**ACTION:** Without hearing. Continued to 3/3/94**VOTE:** +7 -0

**NOTE:** Items 17a & 17b were called and heard together

17a. 93.559CV

(PEARL)

4013-4015A Twenty-Fourth Street, south side between Noe and Castro Streets; Lot 32 in Assessor's Block 6507: -- Request for authorization of Conditional Use under Section 186.1.(b) of the Planning Code to expand an existing full service restaurant in the 24th Street-Noe Valley Neighborhood Commercial Zoning District and a 40-X Height and Bulk District.

**SPEAKERS:****(Pro):** Van Lee, representative of project sponsor**(Con):** Tom Samuels, Mary Bosstein; Peggy Lenartowity; Ivonne Vord**ACTION:** Continued to 2/24/94**VOTE:** +5 -0**Absence:** Commissioners Boldridge and Lowenberg

17b. 93.559CV

(PEARL)

4013-4015A - Twenty-Fourth STREET, south side between Noe and Castro Streets; Lot 32 in Assessor's Block 6507 in the 24th Street-Noe Valley Neighborhood Commercial Zoning District and a 40-X Height and Bulk District.

**REAR YARD AND USABLE OPEN SPACE VARIANCE SOUGHT:** The proposal is to build a 171 square foot deck addition at the front of a two-story over basement, single-family dwelling. The deck, to be constructed at the second story, approximately 7 feet 9 inches above grade, would be attached to the existing non-complying rear yard structure.

**SPEAKERS:****(Pro):** Van Lee, representative of project sponsor**(Con):** Tom Samuels, mary Bosstein; Peggy Lenartowity; Ivonne Vord**ACTION:** Public Hearing Closed. Zoning Administrator has taken the matter under advisement

18. 93.450A

(PAEZ/MARSH)

660 CALIFORNIA STREET, north side at Grant Avenue, Lot 12 in Assessor's Block 241 - Request for Certificate of Appropriateness for the alteration of City Landmark No. 2 Old Saint Mary's Church, to permit the use of an interior courtyard open space as an off-street parking area for four vehicles in a CVR (Chinatown Visitor Retail) District with a 65-A Height and Bulk Designation.

**SPEAKERS:****(Pro):** Mike Berline, Project Architect; Steve Farneth, project architectural group; John Hurley, Pastor of Old St. Marys, Project Sponsor**(Con):** Proctor Jones, Representative of Landmarks Board; John Christen**ACTION:** Intent to approve. Continue to 2/10/94. Public Hearing Closed**VOTE:** +5 -0**Absence:** Commissioners Boldridge and Lowenberg



19. 94.001V (BADINER)  
1056 EDDY STREET, north side between Gough and Laguna Streets, Lot 26 in Assessor's Block 735 - Request for Variance from the Redevelopment Agency Plan provisions for the construction of a 21 unit residential building for the mentally disabled in the Wester Addition A-1 Plan Area.

**ACTION:** Approved

**VOTE:** +5 -0

**Resolution No.:** 13641

**Absence:** Commissioners Boldridge and Lowenberg

20. 93.427D (PASSMORE)  
222 EL CAMINO DEL MAR, north side of El Camino Del Mar between 25th and 26th Avenues, Lot 6 in Assessor's Block 1304 - Request for Discretionary Review of

Building Permit Application No. 9309632 for a vertical and horizontal expansion of an existing single-family dwelling within an RH-1 (House, One-Family) District.  
(Continued from Regular Meeting of December 16, 1993).

**ACTION:** Under discretionary review powers, disapproved

**VOTE:** +4 -0

**Absence:** Commissioners Boldridge, Lowenberg and Prowler

**Adjournment:** 10:05 p.m.

NOTE ON APPEALS: Commission action on Conditional Uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions after Discretionary Review may be appealed to the Board of Permit Appeals within 15 days of actions by the Central Permit Bureau. Call (415) 554-6720 for information. Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision.

NOTE: For information related to any of the above matters, please call Linda Ayery, Administrative Secretary, City Planning Commission, at (415) 558-6414.

CPC: 020394S

255  
#21  
2/10/94  
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MINUTES OF MEETING  
OF THE  
SAN FRANCISCO  
CITY PLANNING COMMISSION  
REGULAR MEETING

THURSDAY  
FEBRUARY 10, 1994  
ROOM 282, CITY HALL  
1:30 P.M.

DOCUMENTS DEPT.  
100-851-14  
SAN FRANCISCO  
PUBLIC LIBRARY

**PRESENT:** Commissioners Fung, Boldridge, Levine, Lowenberg, Martin, Prowler,  
Unobskey.  
**ABSENT:** None

The meeting was called to order by Vice President Fung at 1:35 p.m.

**STAFF IN ATTENDANCE:** Lucian Blazej - Director of Planning, Robert Passmore - Zoning  
Administrator, Mark Paez, Larry Badiner, Lou Andrade,  
Berry Pearl, Inge Horton, Linda Avery - Commission Secretary

A. ITEMS TO BE CONTINUED

1. 92.397E (SAHM)  
1290-94 POTRERO AVENUE DEVELOPMENT, APPEAL OF A PRELIMINARY  
NEGATIVE DECLARATION. The proposed project would demolish a vacant  
community center building and a vacant church, and would construct new buildings  
containing a total of 20 dwelling units, an approximately 15,000 sq. ft. family  
resource center, and about 27 off-street parking spaces AT 1290-94 Potrero  
Avenue, between 24th and 25th Streets. The new buildings would be about 40 feet  
tall and would occupy about 14,000 square feet of the 16,7509 square foot site.  
(Proposed for Continuance to March 3, 1994)  
  
**ACTION:** Approved  
**VOTE:** +6 -0  
**Absence:** Commissioner Martin
2. 87.791L (MARSH)  
SAN FRANCISCO CIVIC CENTER HISTORIC DISTRICT, Consideration of the  
Landmarks Preservation Advisory Board recommendation that the area known as  
San Francisco Civic Center be designated as an Historic District pursuant to Article  
10 of the City Planning Code. The area is generally bounded by Golden Gate  
Avenue to the north, Franklin Street to the west, Jones Street to the east and  
Market Street to the south. The proposal encompasses the following addresses:  
170 Fell Street, 50 Fulton Street, 455 Golden Gate Avenue, Lot 3 in Assessor's  
Block 765, 29-195 Grove Street, 45 Hyde Street, 50 Ivy/Lech Walesa Street, 100-  
320 Larkin Street, 1170-1298 Market Street, 77-580 McAllister Street, 1-50 United  
Nations Plaza, 135-524 Van Ness Avenue being Lot 8 in Assessor's Block 347, Lots  
22, 32, 33, 35, 37, 50 and 51 in Assessor's Block 351, Lot 1 in Assessor's Block  
353, Lots 3, 4, 11, 12, 15 in Assessor's Block 355, Lot 1 in Assessor's Block 354,  
Lots 5, 6, 7, 8, 9, 10 in Assessor's Block 355, Lots 2 and 3 in Assessor's Block 765,

Lots 2, 3, 4, 5, 6 and 8 in Assessor's Block 766, Lot 8 and the remainder of Assessor's Block 767, Lot 1 in Assessor's Block 786, Lot 1 in Assessor's Block 787, all of Assessor's Block 810, Lots 1, 16, 18, 19, 20 and 21 in Assessor's Block 811 and Lot 1 in Assessor's Block 815.

(Continued from Regular Meeting of January 20, 1994)

**(Proposed for Continuance to March 3, 1994)**

**ACTION:** Approved

**VOTE:** +6 -0

**Absent:** Commissioner Martin

#### **B. PUBLIC COMMENT**

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. **If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.**

**SPEAKERS:** (1) John Bardis

**RE:** Environmental Review Procedures for R.C.C.

(2) Joe Butler

**RE:** 1444 Green Street

#### **C. COMMISSIONERS' QUESTIONS AND MATTERS**

**Levine:** - 1660 Move - How will we serve public with visuals, etc.?  
- What will be transit policy for staff?

**Prowler** - Case on 24th Street from CPC hearing on 2/3/94 felt this was wrong venue for this neighborhood dispute - Suggest Staff & Commission be aware of Community Boards.  
- Information be made available at counter regarding AIA, Community Boards, etc.  
- Requested that staff explore and report back to the Commission the possibility and/or legality of calendaring a CPC policy matter that will no longer allow conditions which tie conditional use approval to a particular operator. Commissioner Prowler also requested that the Commission Action List be reactivated, and that this request be included.

3. MINUTES -- consideration for adoption--minutes from Regular Meeting of January 27, 1994.

**ACTION:** Approved

**VOTE:** +7 -0

D. CONSENT CALENDAR-PUBLIC HEARING CLOSED

**NOTE:** The following matter is being brought before the full body of the Commission for action. At the Regular Meeting of the City Planning Commission on January 27, 1994, after receiving public testimony, Commissioner Boldridge moved to disapprove the proposed reclassification, which was seconded by Commissioner Fung. The resulting vote was +3 -2, with Commissioners Prowler and Unobskey dissenting. Commissioners Lowenberg and Martin were absent. The absent commissioners will be provided copies of the hearing tape for review prior to action.

4. 93.352Z (PAEZ)  
951 KEY AVENUE, south side near the intersection of Key Avenue and Jennings Street, Lot 23 in Assessor's Block 4996 - Request for reclassification of an RH-1 (House, One-Family) District to RH-2 (House, Two-Family) District, with a 40-X height and bulk designation.  
(Continued from Regular Meeting of February 3, 1994).

**ACTION:** Without hearing, continued to 2/17/94

**VOTE:** +6 -0

**Absent:** Commissioner Martin

E. CONSIDERATION OF FINDINGS & FINAL MOTION-PUBLIC HEARING CLOSED

5. 93.450A (PAEZ/MARSH)  
660 CALIFORNIA STREET, north side at Grant Avenue, Lot 12 in Assessor's Block 241 - Request for Certificate of Appropriateness for the alteration of City Landmark No. 2 Old Saint Mary's Church, to permit the use of an interior courtyard open space as an off-street parking area for four vehicles in a CVR (Chinatown Visitor Retail) District with a 65-A Height and Bulk Designation.  
(Continued from Regular Meeting of February 3, 1994).

**NOTE: ON FEBRUARY 3, 1994, AFTER RECEIVING PUBLIC TESTIMONY, THE COMMISSION CLOSED PUBLIC HEARING AND PASSED A MOTION OF INTENT TO APPROVE BY A VOTE OF +5-0. COMMISSIONERS BOLDRIDGE AND LOWENBERG WERE ABENT.**

**ACTION:** Approved with conditions as modified ...modified conditions #2 to include language limiting parking cars to nose in and nose out

**VOTE:** +5 -0

**Excused:** Commissioners Boldridge and Lowenberg

**Motion No.:** 13642



F. DIRECTOR'S REPORT6. BOARD OF PERMIT APPEALS/BOARD OF SUPERVISORS REVIEW ON PAST WEEKS EVENTS - NONE

**SPEAKERS:** - Edith McMillan - RH-1 is zoning where Zoning Administrator could grant variance

**\* DIRECTOR'S ANNOUNCEMENT: (THOSE SHOWN AT END OF THIS CALENDAR)**

- **Public Forum on NEMIZ**
- **Department's Open House for Friends on 2/15/94**
- **Department will be closed Friday, 2/18/94 due to Budget Constraints**

G. REGULAR CALENDAR

7. 93.690H (BADINER)  
833 MARKET STREET, south side between Fourth and Fifth Streets, Assessor's Block 3705, Lot 37, Permit to Alter - Request for approval of the rehabilitation of 833 Market Street, a Category II Significant Building within the C-3-R (Downtown, Commercial, Retail) District, 120-X/160-F Height and Bulk Districts, and the Kearny Market Mason Sutter Conservation District, pursuant to Article 11 of the City Planning Code.  
(Continued from Regular Meeting of January 20, 1994)

**SPEAKERS:** Steve Vettal, Attorney of project sponsor; Dean Randall; Piero Patri, Project Architect; Lewis, project sponsor representative

**ACTION:** Approved with conditions as modified ...#4 ...Prior to the issuance of the first interior tenant improvement permit...; #K ...delete language after satisfied.

**VOTE:** +7 -0

**Motion No.:** 13643

8. 93.686C (ANDRADE)  
2119 FILLMORE STREET, northwest corner of California and Fillmore Streets; Lot 4 in Assessor's Block 635 - Request for Conditional Use Authorization to amend a condition of Exhibit "A" of Motion No. 10193, a previous authorization to establish a small, self service restaurant known as "Cocolat," in the Upper Fillmore NC (Neighborhood Commercial District).

**ACTION:** Approved with conditions

**VOTE:** +7 -0

**Motion No.:** 13644

9. 93.696C (ANDRADE)  
848 COLE STREET, east side between Frederick and Carl Streets; Lot 28 in Assessor's Block 1268 - Request for Conditional Use Authorization to allow the addition of outdoor seating (defined as an "outdoor activity" per Section 790.70), to an existing retail coffee store, in the NC-1 (Neighborhood Commercial Cluster) District.



**ACTION:** Approved with conditions

**VOTE:** +7 -0

**Motion No.:** 13645

**NOTE:** Items 10a & 10b were called and heard together

10a. 93.354C

(PEARL)

2001 17TH STREET, southwest corner of Kansas Street; Lot 1 in Assessor's Block 3977: -- Request for authorization of Conditional Use to extend the hours of operation to 2:00 a.m. closing time for a limited nonconforming bar and restaurant and to establish legal use of five bedrooms of group housing on the second story in an RH-2 (House, Two-Family) District and a 40-X Height and Bulk District.

**SPEAKERS:**

**(Pro):** Nick Appaphutis, project sponsor

**(Con):** Ray Bright, neighborhood resident; George Olson; Frank Andrick

**ACTION:** Intent to approve with conditions the request for group housing, but disapprove, the request extension of hours of operation for bar and restaurant to 2:00 a.m. Public Hearing Closed. Continued to 2/17/94

**VOTE:** +7 -0

10b. 93.678V

(PEARL)

2001 - 17TH STREET, southwest corner of Kansas Streets; Lot 1 in Assessor's Block 3977 in an RH-2 (House, Two-Family) Zoning District and a 40-X Height and Bulk District.

**OFF-STREET PARKING AND USABLE OPEN SPACE VARIANCES**

**SOUGHT:** The proposal is to allow retention of five bedrooms of group housing on the second floor of a mixed-use, two-story building.

**SPEAKERS:**

**(Pro):** Nick Appaphutis, project sponsor

**(Con):** Ray Bright, neighborhood resident; George Olson; Frank Andrick

**ACTION:** Zoning Administrator has closed public hearing and has taken the matter under advisement

**THE COMMISSION RECESSED FROM 3:40 P.M. TO 6:05 P.M.**

11. 92.288ET

(HORTON)

RESIDENTIAL CONSERVATION CONTROLS, public hearing and consideration of a resolution adopting Residential Conservation Controls as permanent controls. The proposed ordinance contains provisions for rear yard, height and building design to define the potential building size and appearance of new construction and alteration of buildings in R districts and requires compliance with the Residential Design Guidelines. The proposal also contains a two level permit review procedure and notification requirement to neighbors and neighborhood groups. Demolition and extensive alteration would require Level 2 review including compliance with certain criteria and approval of the replacement structure prior to issuing a demolition permit. The ordinance proposes to reduce the size of off-street parking spaces citywide, to revise the

definition of family and the regulations for non-complying structures to permit rehabilitation, and to amend or delete other sections of the Code to clarify their applicability to R districts. The proposed ordinance would be applicable to all RH and RM districts including the Nob Hill, Northern Waterfront #2, Dolores Heights, and Bernal Heights Special Use Districts. The Office of Environmental Review has determined that changes to the proposed ordinance since April 1993 do not require further environmental review, and that the Final Negative Declaration adopted May 20, 1993 remains valid, as documented in Memoranda to File 92.288E dated November 12, 1993 and February 3, 1994.

(Continued from Regular Meeting of January 20, 1994)

**NOTE: ON DECEMBER 9, 1993, (TODAY'S) ITEMS 11 AND 12 WERE CALLED TOGETHER AND ACTED ON WITH ONE VOTE. AFTER RECEIVING PUBLIC TESTIMONY, THE COMMISSION CLOSED PUBLIC HEARING AND PASSED A MOTION OF INTENT TO APPROVE BY A VOTE OF 5-1. COMMISSIONER PROWLER VOTED NO AND COMMISSIONER MARTIN WAS ABSENT. ON JANUARY 20, 1994 THE CITY PLANNING COMMISSION DECIDED TO REOPEN THE HEARING.**

**SPEAKERS:**

**(Pro):** John Schlsinger, AIA; Harold Wright; Charles Brannager

**(Con):** Lorraine Lucas; Charlott Macke; Brook Sampson; Bud Willson; Marion Aird; Margaret Sigel, SPEAK; Hiroshi Facuda; Bob Tibbits; Karen Wood; Anita Theoharris; Will Carlkstron; Bob David; Pam Elliot; Tom Clothier; Jacklyn Proctor; Gloria Bonchar (sponsor); Eva Hue; Rose Tsy; \_\_\_\_\_ McGoldrich; John Walsh; Alice Barkley, representative of Residential Building Association; Jeanie Munich; Anthony Sacko; Stuart Morton; Jake McGoldrick; Mary Ann Miller, SPEAK; Jannett Carpanella; Cathleen Courtney; Don Liebuthson

**ACTION:** Continued to March 24, 1994

**VOTE:** +6 -1

**NOES:** Commissioner Prowler

**THE COMMISSION RECESSED FROM 7:30 P.M. TO 7:35 P.M.**

12.

(HORTON)

RESIDENTIAL DESIGN GUIDELINES, REVISIONS, public hearing and consideration of a motion revising the Residential Design Guidelines to make them applicable to residential zoning controls.

(Continued from Regular Meeting of January 20, 1994)

**ACTION:** Continued to March 24, 1994

**VOTE:** +6 -1

**NOES:** Commissioner Prowler

Adjournment: 8:15 p.m.

**THESE MINUTES WERE ADOPTED AT THE REGULAR MEETING OF THE CITY PLANNING COMMISSION ON FEBRUARY 24, 1994**

**VOTE: +6 -0; ABSENT: COMMISSIONER UNOBSKEY**

NOTE ON APPEALS: Commission action on Conditional Uses and reclassification may be

appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions after Discretionary Review may be appealed to the Board of Permit Appeals within 15 days of actions by the Central Permit Bureau. Call (415) 554-6720 for information. Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision.

**NOTE:** For information related to any of the above matters, please call Linda Avery, Administrative Secretary, City Planning Commission, at (415) 558-6414.

CPC: 021094S

### **NOTICE OF PUBLIC FORUMS - NEMIZ REZONING**

The Planning Department, City and County of San Francisco, will sponsor four public forums on the rezoning of the **Northeast Mission Industrial Zone (NEMIZ)**. The forums are intended to provide neighborhood residents and business people the opportunity to comment on and ask questions about the proposals to rezone the NEMIZ. The Planning Department has released three rezoning proposals: (1) the ***Industrial Promotion Mixed Use Plan [IPMU]*** (developed with a committee of community representatives); (2) the ***Industrial District Plan [ID]*** (a staff-modified version of the former); and (3) the ***Bioscience Special Use District Plan [BSUD]*** (developed by the Mayor's Office and the Planning Department without community input). The public forums will be held as follows:

**Tuesday, February 22**  
7:00 p.m. to 9:00 p.m.  
Horace Mann Middle School  
3351 23rd Street (at Valencia)

**Monday, February 28**  
7:00 p.m. to 9:00 p.m.  
Mission Language &  
Vocational School  
710 Florida Street (at 19th)

**Wednesday, February 23**  
6:30 p.m. to 8:30 p.m.  
Columbia Park Boys' Club  
450 Guerrero Street (at 16th)

**Wednesday, March 2**  
8:30 a.m. to 10:30 a.m.  
Mission Language &  
Vocational School  
710 Florida Street (at 19th)

A summary paper describing all three rezoning proposals for the NEMIZ is available for \$1.00, and copies of the more detailed individual proposals are available for \$2.50 at the Planning Department, 450 McAllister Street, 6th Floor. For more information, call Angelica Chiong, Mission District Planner, at (415) 558-6362 or David Lindsay at (415) 558-6393.

### **DEPARTMENT HOSTS OPEN HOUSE FOR FRIENDS**

City Planning staff is inviting all Friends of Planning to a reception at the **offices of the Department of City Planning, 450 McAllister Street, 6th Floor on Tuesday, February 15, 1994 from 5 to 7 P.M.** Please call Irene at 558-6411 to let us know by Friday, February 11, 1994 if you are coming so we can make arrangements for the number of people we will have.

**PUBLIC NOTICE**

The Offices of the Department of City Planning will be closed Friday, February 18th. The offices are being closed in order to help meet required cost reductions due to budget shortfalls. The Construction Services Center located on the first floor of 450 McAllister, will however be staffed.

MINUTES  
OF THE  
SAN FRANCISCO  
CITY PLANNING COMMISSION  
REGULAR MEETING

THURSDAY  
FEBRUARY 17, 1994  
ROOM 282, CITY HALL  
3:00 P.M.

**PRESENT:** Commissioners Fung, Levine, Lowenberg, Martin, Prowler, Unobskey.  
**ABSENT:** Commissioner Boldridge

The meeting was called to order by Vice-President Fung at 3:03

**STAFF IN ATTENDANCE:** Lucian Blazej - Director of Planning, Robert Passmore - Zoning Administrator, Mark Paez, Berry Pearl, Milton Edelin, Grace Hing, Linda Avery - Commission Secretary

**A. ITEMS TO BE CONTINUED**

1. 92.511E (GITELMAN)  
1444 GREEN STREET RESIDENTIAL DEVELOPMENT, APPEAL OF A  
PRELIMINARY NEGATIVE DECLARATION. The proposed project would construct a 42-unit residential building on the north side of Green Street, between Polk Street and Van Ness Avenue. Under one proposed design scheme, the new six-story building would incorporate the facade of a one-story garage which currently occupies the site. Under another scheme, the entire existing garage would be removed. The new building would incorporate approximately 42 off-street parking spaces at ground level.

(Proposed for Continuance to March 24, 1994)

**ACTION:** Approved

**VOTE:** +5 -0

**Additional absence:** Commissioner Unobskey

2. 92.511EKC (NIXON)  
1444 GREEN STREET, north side between Polk Street and Van Ness Avenue, Lot 4 in Assessor's Block 547 - Request for authorization of a Conditional Use to permit development of a lot containing more than 10,000 square feet in area (Section 723.11) and exceptions from bulk limits (Section 271) for a new building designed for property located within the Polk Neighborhood Commercial District and a 65-A Height and Bulk District. The proposal building would contain up to 43 dwelling units on six stories above parking.

(Proposed for Continuance to March 24, 1994)

**ACTION:** Approved

**VOTE:** +5 -0

**Additional absence:** Commissioner Unobskey



**B. PUBLIC COMMENT**

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. **If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.**

**(1) Harold Wright****RE: RCC - West of Twin Peaks Council has not endorsed the 28' height limit.****(2) Barbara Lamb; Edith McMillan; John Bardis****RE: 16 Edgehill Way****C. COMMISSIONERS' QUESTIONS AND MATTERS**

3. ELECTION OF OFFICERS: In accordance with the Rules and Regulations of the City Planning Commission, the President and Vice President of the Commission "shall be elected at the first Regular Meeting of the Commission held on or after the 15th day of January of each year, or at a subsequent meeting, the date which shall be fixed by the Commission at the first Regular Meeting on or after the 15th day of January each year.

(Continued from Regular Meeting of January 20, 1994)

**ACTION: President: Sidney Unobskey****Vice-President: Frank Fung****VOTE: +6 -0**

4. MINUTES -- consideration for adoption--minutes from Regular Meeting of February 3, 1994.

**ACTION: Approved****VOTE: +6 -0****D. CONSENT CALENDAR-PUBLIC HEARING CLOSED**

**NOTE:** The following matter is being brought before the full body of the Commission for action. At the Regular Meeting of the City Planning Commission on January 27, 1994, after receiving public testimony, Commissioner Boldridge moved to disapprove the proposed reclassification, which was seconded by Commissioner Fung. The resulting vote was +3 -2, with Commissioners Prowler and Unobskey dissenting. Commissioners Lowenberg and Martin were absent. The absent commissioners will be provided copies of the hearing tape for review prior to action.

5. 93.352Z (PAEZ)  
951 KEY AVENUE, south side near the intersection of Key Avenue and Jennings Street, Lot 23 in Assessor's Block 4996 - Request for reclassification of an RH-1 (House, One-Family) District to RH-2 (House, Two-Family) District, with a 40-X height and bulk designation.

(Continued from Regular Meeting of February 10, 1994).

**ACTION:** Approved. Commissioner Levine withdrew her opposition. Commissioner Prowler moved to approve reclassification, seconded by Commissioner Levine

**VOTE:** +6 -0

**Resolution No.:** 13646

- E. TIER III CASES Informational presentation to the Commission pursuant to Resolution No. 12044; no opposition to the cases has been filed with the Department of City Planning.

- (PASSMORE)  
6. 631 WISCONSIN STREET, Building Permit Application No. 9320372 - Legalization of deck at rear of building, 17'-1/2" wide, 7'-6" deep, 7'-4" at the highest point with a fire wall, 3'-0" above the deck at the north property line.

**ACTION:** No opposition. Approved

**VOTE:** +6 -0

F. CONSIDERATION OF FINDINGS & FINAL MOTION-PUBLIC HEARING CLOSED

7. 93.354C (PEARL)  
2001 17TH STREET, southwest corner of Kansas Street; Lot 1 in Assessor's Block 3977: -- Request for authorization of Conditional Use to extend the hours of operation to 2:00 a.m. closing time for a limited nonconforming bar and restaurant and to establish legal use of five bedrooms of group housing on the second story in an RH-2 (House, Two-Family) District and a 40-X Height and Bulk District.  
**NOTE: ON FEBRUARY 10, 1994, AFTER RECEIVING PUBLIC TESTIMONY, THE COMMISSION CLOSED PUBLIC HEARING AND PASSED A MOTION OF INTENT TO APPROVE WITH CONDITIONS THE REQUEST TO ESTABLISH LEGAL USE OF FIVE BEDROOMS OF GROUP HOUSING, BUT DENY THE REQUEST FOR EXTENDED HOURS OF OPERATION TO 2:00 A.M. FOR BAR AND RESTAURANT BY A VOTE OF 7-0.**

**ACTION:** Approved with conditions

**VOTE:** +6 -0

**Motion No.:** 13647

G. DIRECTOR'S REPORT

\* **DIRECTOR'S ANNOUNCEMENTS:**

- Mayor appointed a Citizen's Committee to look at World's Fair on Treasure Island in 1999-2000. Commissioner Unobskey appointed to Citizen's Committee. Committee concept will be to develop a proposal for a fair that will kick-off long range land use for Treasure Island.
- Friends of Planning
- Clifford \_\_\_\_ was appointed Director of Redevelopment Agency, becoming effective in mid March

- Felipe Floresca was appointed Director of Housing Authority
- Public Meeting and Workshop on Planning for Hunters Point, Saturday 19, 1994
- NEMIZ Plan
- Negative Declaration published for the Resource Center at SFGH

8. BOARD OF PERMIT APPEALS/BOARD OF SUPERVISORS REVIEW ON PAST WEEKS EVENTS

**BOARD OF SUPERVISORS:** Sustained by 7-2 the City Planning Commission position on Terminal Separator.

**BOARD OF PERMIT APPEALS:** Octavia Street case - Glass block vs Clear glass.

G. REGULAR CALENDAR

9. (BLAZEJ/EDELIN)  
DEPARTMENT BUDGET REVIEW, Public hearing on Draft Proposed Department Work Program and Budget for FY 94-95

**SPEAKER:** Edith McMillan

**ACTION:** Meeting held. Continued to 2/24/94

**VOTE:** +6 -0

**THE COMMISSION RECESSED FROM 5:15 P.M. TO 5:25 P.M.**

10. 90.379CE **PUBLIC HEARING CLOSED** (PEARL)  
715 BUSH STREET, south side between Mason and Powell Streets; Lot 24 in Assessor's Block 284: -- Request for authorization of Conditional Use for conversion of a thirty-one (31) room residential hotel (group housing) to a non-residential use (tourist hotel with a total of 58 units) above the ground floor under Section 209.2.(e) of the Planning Code in an RC-4 (Residential-Commercial, Combined: High Density) District and a 65-A Height and Bulk District.

(Continued from Regular Meeting of February 3, 1994)

**COURT REPORTER PRESENT**

**SPEAKERS:** Andrew Zacks; Mr. Lambert; Randy Shaw; Sue Hestor; Ms. Lambert (daughter)

**ACTION:** Meeting Held. Public Hearing Closed. Continued to 3/10/94

**VOTE:** +6 -0

11. 92.736C (HING)  
1219 - 15TH AVENUE, west side between Lincoln Way and Irving Street; Lot 02 in Assessor's Block 1735 -- Request for Conditional Use Authorization to establish a child care facility (known as City Kids) providing less than 24-hour care for 13 or more children by licensed personnel in an RH-2 (Residential, House, Two-Family) District pursuant to Planning Code Section 209.3(f).

(Continued from Regular Meeting of February 3, 1994)

**SPEAKERS:** Patricia McConicke, project sponsor

**ACTION:** Approved with conditions as modified ...double parking is prohibited

**VOTE:** +4 -0

**Additional absence:** Commissioners Prowler and Unobskey

12. 93.704D (PASSMORE)  
182 JORDAN AVENUE, building permit application No. 9307312 - request for  
Discretionary Review for a two to three story rear horizontal addition to a single-  
family dwelling.

**SPEAKERS:**

(Pro): Sharmin Bock, project sponsor; Scott Williams, project architect

(Con): Richard Chang, D.R. requestor; Terry Beam, D.R. architect

**ACTION:** Meeting Held. Public Hearing Closed. Continued to 3/10/94

**VOTE:** +4 -0

**Additional absence:** Commissioner Prowler and Unobskey

**Adjournment:** 7:26 p.m.

**ADOPTED AT THE REGULAR MEETING OF THE CITY PLANNING COMMISSION ON  
March 3, 1994**

**VOTE: +4 -0; Commissioners Fung, Martin and Unobskey were absent**

NOTE ON APPEALS: Commission action on Conditional Uses and reclassification may be  
appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information.  
Commission actions after Discretionary Review may be appealed to the Board of Permit  
Appeals within 15 days of actions by the Central Permit Bureau. Call (415) 554-6720 for  
information. Zoning Administrator action on a Variance application may be appealed to the  
Board of Permit Appeals within 10 days of the issuance of the written decision.

NOTE: For information related to any of the above matters, please call Linda Avery,  
Administrative Secretary, City Planning Commission, at (415) 558-6414.

CPC: 021794S



## **NOTICE OF PUBLIC FORUMS - NEMIZ REZONING**

The Planning Department, City and County of San Francisco, will sponsor four public forums on the rezoning of the **Northeast Mission Industrial Zone (NEMIZ)**. The forums are intended to provide neighborhood residents and business people the opportunity to comment on and ask questions about the proposals to rezone the NEMIZ. The Planning Department has released three rezoning proposals: (1) the **Industrial Promotion Mixed Use Plan [IPMU]** (developed with a committee of community representatives); (2) the **Industrial District Plan [ID]** (a staff-modified version of the former); and (3) the **Bioscience Special Use District Plan [BSUD]** (developed by the Mayor's Office and the Planning Department without community input). The public forums will be held as follows:

**Tuesday, February 22**  
7:00 p.m. to 9:00 p.m.  
Horace Mann Middle School  
3351 23rd Street (at Valencia)

**Monday, February 28**  
7:00 p.m. to 9:00 p.m.  
Mission Language &  
Vocational School  
710 Florida Street (at 19th)

**Wednesday, February 23**  
6:30 p.m. to 8:30 p.m.  
Columbia Park Boys' Club  
450 Guerrero Street (at 16th)

**Wednesday, March 2**  
8:30 a.m. to 10:30 a.m.  
Mission Language &  
Vocational School  
710 Florida Street (at 19th)

A summary paper describing all three rezoning proposals for the NEMIZ is available for \$1.00, and copies of the more detailed individual proposals are available for \$2.50 at the Planning Department, 450 McAllister Street, 6th Floor. For more information, call Angelica Chiong, Mission District Planner, at (415) 558-6362 or David Lindsay at (415) 558-6393.

### **DEPARTMENT HOSTS OPEN HOUSE FOR FRIENDS**

City Planning staff is inviting all Friends of Planning to a reception at the **offices of the Department of City Planning, 450 McAllister Street, 6th Floor on Tuesday, February 15, 1994 from 5 to 7 P.M.** Please call Irene at 558-6411 to let us know by Friday, February 11, 1994 if you are coming so we can make arrangements for the number of people we will have.

### **PUBLIC NOTICE**

The Offices of the Department of City Planning will be closed Friday, February 18th. The offices are being closed in order to help meet required cost reductions due to budget shortfalls. The Construction Services Center located on the first floor of 450 McAllister, will however be staffed.



MINUTES  
OF THE  
SAN FRANCISCO  
CITY PLANNING COMMISSION  
REGULAR MEETING

THURSDAY  
FEBRUARY 24, 1994  
ROOM 282, CITY HALL  
1:30 P.M.

**PRESENT:** Commissioners Fung, Boldridge, Levine, Lowenberg, Martin, Prowler.  
**ABSENT:** Commissioner Unobskey

The meeting was called to order by Vice-President Fung at 1:40 p.m.

**STAFF IN ATTENDANCE:** Lucian Blazej - Director of Planning, Robert Passmore - Zoning Administrator, Milton Edelin, Peter Labrie, Larry McDonald, Berry Pearl, Linda Avery - Commission Secretary

**A. ITEMS TO BE CONTINUED**

1. 93.448C (MILLER)  
468 MISSISSIPPI STREET, west side between 19th and 20th Streets, Lot 29 in Assessor's Block 4065. Request for authorization of Conditional Use to permit a third dwelling unit in an Rh-2 (House, Two-Family) District when the City Planning Code requires 1,500 square feet of lot area per dwelling unit.  
(Continued from Regular Meeting of February 3, 1994)  
(Proposed for continuance to March 3, 1994)

**ACTION:** Approved

**VOTE:** +6 -0

**B. PUBLIC COMMENT**

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. **If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.**

**(1) Edith McMillan**

- Requested information on RH-1s properties in the City
- Requested the Department contact her re: Department proposed budget
- Building housing within Mission Bay - Anticipated fees could ease Department budget problems

- (2) Ace Washington  
RE: City's Master Plan for 21st Century
- (3) Virginia Conway  
RE: Walgreens

C. COMMISSIONERS' QUESTIONS AND MATTERS

2. MINUTES -- consideration for adoption--minutes from Regular Meeting of February 10, 1994.

**ACTION:** Approved

**VOTE:** +6 -0

**\* Cancel CPC hearing of 4-7-94; Approved; +6 -0**

**Levine & Lowenberg: Summary of NEMIZ Forums**

- D. TIER III CASES Informational presentation to the Commission pursuant to Resolution No. 12044; no opposition to the cases has been filed with the Department of City Planning.

3. 165 FAIRMOUNT STREET, Lot 31 in Assessor's Block 6685, RH-2 (Residential, House, Two-Family) District. Informational presentation of Building Permit Application No. 9316491 proposing the legalization of an existing deck in the rear yard, extending sixteen feet beyond the rear building wall. The deck has a width of sixteen feet and a height of five feet above grade.

**ACTION:** No Opposition. Approved as Proposed

**VOTE:** +6 -0

4. 735 - 12TH AVENUE, Building Permit Application No. 9321764 - Addition of 9'x12' deck to existing single family dwelling.

**ACTION:** No Opposition. Approved as Proposed

**VOTE:** +6 -0

E. DIRECTOR'S REPORT

5. BOARD OF PERMIT APPEALS/BOARD OF SUPERVISORS REVIEW ON PAST WEEKS EVENTS - **BOARD OF PERMIT APPEALS - NONE**  
**JOINT POWERS BD. - RE: CALTRAIN STATION**

6. 94.084T (PASSMORE)  
SIGN ORDINANCE TEXT CHANGES, Consideration of Resolution to initiate amendments to Sections 607(g)(1) and 608.8(e)(5) to allow replacing and modification of certain existing non-complying business wall signs in C-3 (Downtown Commercial) and Market Street Special Sign Districts.

**ACTION:** Approved as modified... adding language to Sec. 607(g)(1):... trade mark and must be non-illuminated...

**VOTE:** +6 -0

**Resolution No.: 13649**

**\* ANNOUNCEMENTS:**

- Release Mayor's Report "Responding to Homelessness
- Article by Jerry Adams re: Challenge of Downtown S.F.'s Regional Dominance

**F. REGULAR CALENDAR****7. (BLAZEJ/EDELIN)**

DEPARTMENT BUDGET REVIEW, Public Hearing and Endorsement of Proposed Department Work Program and Budget for FY 1994-95

**ACTION:** Approved

**VOTE:** +6 -0

**Resolution No.: 13650**

**8. (LABRIE)**

Informational Presentation on South Bayshore Plan, Proposal for Adoption, with formal public hearings and action to be schedule at earliest convenience of Commission.

**ACTION:** Meeting Held. No Action Required. Site Tour & Public Hearing to be Scheduled.

**9. 92.639C (McDONALD)**

333 TAYLOR STREET, northeast corner of Ellis and Taylor Streets, Lots 4, 4A, 4B and 5 in Assessor's Block 3241, known as Glide Memorial United Methodist Church - Request for authorization of a Conditional Use to allow a Planned Unit Development to construct 40 affordable dwelling units with exceptions from Planning Code requirements for rear yard depth, amount of useable open space, dwelling unit exposure, elimination of the parking requirement, exceeding a height of 40 feet in a residential district and exceeding 80 feet of height in an RC-4 (Residential-Commercial Combined, High Density) district with an 80-130-T Height and Bulk designation within the North of Market Residential Special Use District (NOMRSUD).

**ACTION:** Without hearing, continued to 4/21/94

**VOTE:** +6 -0

**10. 93.559CV (PEARL)**

4013-4015A Twenty-Fourth Street, south side between Noe and Castro Streets; Lot 32 in Assessor's Block 6507: -- Request for authorization of Conditional Use under Section 186.1.(b) of the Planning Code to expand an existing full service restaurant in the 24th Street-Noe Valley Neighborhood Commercial Zoning District and a 40-X Height and Bulk District.

(Continued from Regular Meeting of February 3, 1994)

**ACTION:** After receiving additional testimony, the public hearing was closed & item was continued to 3/17/94.

**VOTE:** +5 -0

**Additional absence:** Commissioner Lowenberg

**11. 93.418D (PASSMORE)**

5 VULCAN STAIRWAY, south side of Vulcan Stairway between Ord and Levant Streets, Lot 28 in Assessor's Block 2626 - Request for Discretionary Review of Building Permit Application No. 9310936 for remodeling of and alteration to an

existing single-family dwelling which includes a horizontal and a vertical addition in an RH-1 (House, One Family) District.

(Continued from Regular Meeting of January 27, 1994)

**NOTE: AT A SPECIAL MEETING ON AUGUST 30, 1993, AFTER RECEIVING PUBLIC TESTIMONY, THE COMMISSION CLOSED THE PUBLIC HEARING AND CONTINUED THE MATTER TO OCTOBER 7, 1993 RECOMMENDING AIA REVIEW BY A VOTE OF 4-0. COMMISSIONERS BOLDRIDGE, MARTIN AND PROWLER WERE ABSENT.**

**ACTION:** Without hearing, continued to 3/10/94

**VOTE:** +5 -0

**Additional absence:** Commissioner Prowler

12. 94.008D

(PASSMORE)

1335 MONTEREY BOULEVARD, Building Permit Application No. 9317498, to install a rooftop satellite dish not higher than 8 feet nor greater than 10 feet in diameter.

**ACTION:** Under discretionary powers, denied as proposed

**VOTE:** +5 -0

**Additional absence:** Commissioner Prowler

**Adjournment:** 6:30 p.m.

**ADOPTED AT THE REGULAR MEETING OF THE CITY PLANNING COMMISSION ON MARCH 10, 1994**

**VOTE:** +7 -0

NOTE ON APPEALS: Commission action on Conditional Uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions after Discretionary Review may be appealed to the Board of Permit Appeals within 15 days of actions by the Central Permit Bureau. Call (415) 554-6720 for information. Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision.

NOTE: For information related to any of the above matters, please call Linda Avery, Administrative Secretary, City Planning Commission, at (415) 558-6414.

CPC: 022494

## **NOTICE OF PUBLIC FORUMS - NEMIZ REZONING**

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A summary paper describing all three rezoning proposals for the NEMIZ is available for \$1.00, and copies of the more detailed individual proposals are available for \$2.50 at the Planning Department, 450 McAllister Street, 6th Floor. For more information, call Angelica Chiong, Mission District Planner, at (415) 558-6362 or David Lindsay at (415) 558-6393.





MINUTES  
OF THE  
SAN FRANCISCO  
CITY PLANNING COMMISSION  
REGULAR MEETING

THURSDAY  
MARCH 3, 1994  
ROOM 282, CITY HALL  
1:30 P.M.

**PRESENT:** Commissioners Boldridge, Levine, Lowenberg, Prowler  
**ABSENT:** Commissioners Fung, Martin, Unobskey

The meeting was called to order by Acting Chair Susan Lowenberg at 1:45 p.m.

**STAFF IN ATTENDANCE:** Milton Edelin - Deputy Director of Planning, Robert Passmore -  
Zoning Administrator, Barbara Sahm, Hillary Gitelman, Gerald Green, Linda Avery -  
Commission Secretary

A. ITEMS TO BE CONTINUED

1. 93.508C (HING)  
PIER 7-1/2, THE EMBARCADERO, between Broadway and Vallejo Streets --  
Request for Conditional Use Authorization to allow expansion of an existing full  
service restaurant, demolition and replacement of an adjacent pier for outdoor  
dining/seating and public access and reduce the off-street parking requirement  
within an M-1 (Light Industrial) District and Northern Waterfront Special Use District  
No. 1.

(Proposed for Continuance to March 17, 1994)

**ACTION:** Approved  
**VOTE:** +4 -0

2. 87.791L (MARSH)  
SAN FRANCISCO CIVIC CENTER HISTORIC DISTRICT, Consideration of the  
Landmarks Preservation Advisory Board recommendation that the area known as  
San Francisco Civic Center be designated as an Historic District pursuant to Article  
10 of the City Planning Code. The area is generally bounded by Golden Gate  
Avenue to the north, Franklin Street to the west, Jones Street to the east and  
Market Street to the south. The proposal encompasses the following addresses:  
170 Fell Street, 50 Fulton Street, 455 Golden Gate Avenue, Lot 3 in Assessor's  
Block 765, 29-195 Grove Street, 45 Hyde Street, 50 Ivy/Lech Walesa Street, 100-  
320 Larkin Street, 1170-1298 Market Street, 77-580 McAllister Street, 1-50 United  
Nations Plaza, 135-524 Van Ness Avenue being Lot 8 in Assessor's Block 347, Lots  
22, 32, 33, 35, 37, 50 and 51 in Assessor's Block 351, Lot 1 in Assessor's Block  
353, Lots 3, 4, 11, 12, 15 in Assessor's Block 355, Lot 1 in Assessor's Block 354,

Lots 5, 6, 7, 8, 9, 10 in Assessor's Block 355, Lots 2 and 3 in Assessor's Block 765, Lots 2, 3, 4, 5, 6 and 8 in Assessor's Block 766, Lot 8 and the remainder of Assessor's Block 767, Lot 1 in Assessor's Block 786, Lot 1 in Assessor's Block 787, all of Assessor's

Block 810, Lots 1, 16, 18, 19, 20 and 21 in Assessor's Block 811 and Lot 1 in Assessor's Block 815.

(Continued from Regular Meeting of February 10, 1994)

**(Proposed for indefinite continuance)**

**SPEAKERS:** Anne Bloomfield; David Bahlman, Heritage

**ACTION:** Continued to April 14, 1994

**VOTE:** +4 -0

**B. PUBLIC COMMENT**

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. **If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.**

**(1) Margaret Sigel**

**RE: Request to be present in future RCC discussions**

**C. COMMISSIONERS' QUESTIONS AND MATTERS**

3. MINUTES -- consideration for adoption--minutes from Regular Meeting of February 17, 1994.

**ACTION:** Approved

**VOTE:** +4 -0

**Prowler:** - Is there a final summary of NEMIZ Forums?

**Levine:** - Summarized NEMIZ Forums.

**Prowler:** - Request that public hearing on NEMIZ be scheduled and shown on Tentative Advance Calendar list

D. TIER III CASES Informational presentation to the Commission pursuant to Resolution No. 12044; no opposition to the cases has been filed with the Department of City Planning.

4. 65 -5TH AVENUE, west side north of Lake Street, Lot 13 in Assessor's Block 1353, RH-1 (Residential, House, One-Family) District - Informational presentation of Building Permit Application No. 9401514 proposing construction of a rear yard deck and stairs.

**ACTION:** No opposition. Approved as proposed

**VOTE:** +4 -0

5. 1514-16 HUDSON STREET, Building Permit Application No. 9321858 - 2 story deck and stairs at the rear, projecting 10-feet from the rear of the building set in from the side property lines.

**ACTION:** No opposition. Approved as proposed

**VOTE:** +4 -0

6. 1786 - 10TH AVENUE, Building Permit Application No. 9400516 - single-story vertical addition to single-family dwelling.

**NOTE:** Discretionary Review has been filed. This item is no longer considered for Tier III action.

7. 304 BRIDGEVIEW, Building Permit Application No. 9322496 - one story addition to the rear of the building of existing two-story single family house.

**ACTION:** No opposition. Approved as proposed

**VOTE:** +4 -0

8. 1069 TEXAS STREET, Building Permit Application No. 9315002 - a two unit building, 3 stories in front, four stories at the rear on a downsloping site.

**SPEAKERS:** Elena Myers, Dick Millet

**ACTION:** Questions raised. Continued to 3/10/94

**VOTE:** +4 -0

#### E. DIRECTOR'S REPORT

9. BOARD OF PERMIT APPEALS/BOARD OF SUPERVISORS REVIEW ON PAST WEEKS EVENTS

**BOS:** 8th Avenue and Noriega

#### F. REGULAR CALENDAR

10. 92.397E (SAHM)  
1290-94 POTRERO AVENUE DEVELOPMENT, APPEAL OF A PRELIMINARY NEGATIVE DECLARATION. The proposed project would demolish a vacant community center building and a vacant church, and would construct new buildings containing a total of 20 dwelling units, an approximately 15,000 sq. ft. family resource center, and about 27 off-street parking spaces AT 1290-94 Potrero Avenue, between 24th and 25th Streets. The new buildings would be about 40 feet tall and would occupy about 14,000 square feet of the 16,750 square foot site.  
(Continued from Regular Meeting of February 10, 1994)

**SPEAKERS:**

(pro) Lori Kay Wilson, William Chuchwar, Delma "Rosi" Chuchwar, Connie Ramiraz Weber, David Glober, James Riggs, Victor Morales-Laimon. Anne Bloomfield, Mark Lammers, William Hubel, Mary Anne Williams, Ross Wonden

(con) Nola Hauck, Harold Ortega, Kat Taylor, Ted Dienstfry - MOH

**ACTION:** Approved. Preliminary Negative Declaration is Upheld.

**VOTE:** +4 -0

**MOTION No:** 13651

- 11a. 92.397C (CHIONG)  
1290 POTRERO AVENUE, west side between 24th and 25th Streets; Lots 5 and 6 in Assessor's Block 4265 - Request for authorization of Conditional Use to demolish two existing buildings and construct a new building to operate a community facility and child care center under Sections 209.4(a) and 209.3(f) of the Planning Code in an RM-3 (Residential, Mixed, Medium Density) District in a 40-X Height and Bulk District.

The project also includes the construction of two additional buildings for 20 units of affordable housing and 27 below-grade off-street parking spaces (20 for the housing development and 7 for the community and child care centers). Further, the project also requires variances for the front setback and off-street parking.

**SPEAKERS:**

(pro) Kat Taylor, Mark Horton, Daniel Hernandez, Paulette Peoples, Olga Campos, Lilia Silva, Victor Causo, Resario Diaz, Neli Palma, Sergio E. Condorz, Bianca Cruz, Marcela Lopez, Hayaie de Feima, Anita Castro, Natalia Shul, Bill Lorton, Maria Niubo, Patty Galvan, John Nuno, Betty Cauton, Anne Oshander, William Mason, Juan Oyavzin

(con) Mark Lammers, David Glober, James Riggs, Victor Morales, Bill Mason

**ACTION;** Public Hearing Closed. Intent to approve with conditions. Continued to 3/17/94.

**VOTE:** +4 -0

- 11b. 92.397V (CHIONG)  
1290 POTRERO AVENUE, west side between 24th and 25th Streets; Lots 5 and 6 in Assessor's Block 4265.

**FRONT SETBACK AND PARKING VARIANCE SOUGHT:** The proposal is to demolish two (2) buildings and construct a community facility and child care center in one building and 20 units of affordable housing in two buildings with 27 below grade off-street parking spaces. Two of the buildings (community facility and one of the buildings for housing) would extend to the property line and encroach into the required front setback. The community facility and childcare center would not meet the off-street parking requirement. Section 132 of the Planning Code requires a front setback of 15 feet measured from the front property. Section 151 requires nine (9) off-street, independently accessible parking spaces for the proposed community facility and childcare center. The applicants propose to provide seven (7) spaces.

**SPEAKERS:**

(pro) Kat Taylor, Mark Horton, Daniel Hernandez, Paulette Peoples, Olga Campos, Lilia Silva, Victor Causo, Resario Diaz, Neli Palma, Sergio E. Condorz, Bianca Cruz, Marcela Lopez, Hayaie de Feima, Anita Castro, Natalia Shul, Bill Lorton, Maria Niubo, Patty Galvan, John Nuno, Betty Cauton, Anne Oshander, William Mason, Juan Oyavzin

(con) Mark Lammers, David Glober, James Riggs, Victor Morales, Bill Mason

**ACTION;** The Zoning Administrator closed Public Hearing and continued this matter to 3/23/94.



12. 93.448C (MILLER)  
468 MISSISSIPPI STREET, west side between 19th and 20th Streets, Lot 29 in Assessor's Block 4065. Request for authorization of Conditional Use to permit a third dwelling unit in an Rh-2 (House, Two-Family) District when the City Planning Code requires 1,500 square feet of lot area per dwelling unit.  
(Continued from Regular Meeting of February 24, 1994)

**SPEAKER:** Dick Millet

**ACTION:** Approved with conditions as drafted

**VOTE:** +4 -0

**MOTION No:** 13652

13. 93.731T (GREEN)  
CASTRO STREET NEIGHBORHOOD DISTRICT-- Request for amendment of the City Planning Code by amending section 715.43 to allow for large fast food restaurant as a conditional use provided five conditions are met.

**SPEAKERS:**

(pro) John Woods, Ira Glasser, Doug Weinberg, David N. Smith, Dan Alper, Bill Ambrunn, Luke Sheridan, Jim D. Mey

(con) Mordechai Lichtenstein, Lori Kay, Solange Darwish, Dennis Ziebell, Ramon Paniogua, Anne Crowder, Maurice Darwish

**ACTION:** Approved

**VOTE:** +4 -0

**RESOLUTION No:** 13653

14. 93.561D (PASSMORE)  
3310 BAKER STREET, Request for Discretionary Review on Building Permit No. 9306133 to construct a third story addition to the existing two story single-family dwelling in an RH-1 (House, Single-Family) district.  
(Continued from Regular Meeting of January 20, 1994)

**ACTION:** Without hearing, continued to 3/17/94.

**VOTE:** +4 -0

Adjournment -- 6:48 p.m.

**ADOPTED AT THE REGULAR MEETING OF THE CITY PLANNING COMMISSION ON  
MARCH 17, 1994**

**VOTE:** +6 -0; Commissioner Martin absent

**NOTE ON APPEALS:** Commission action on Conditional Uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions after Discretionary Review may be appealed to the Board of Permit Appeals within 15 days of actions by the Central Permit Bureau. Call (415) 554-6720 for information. Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision.

**NOTE:** For information related to any of the above matters, please call Linda Avery, Administrative Secretary, City Planning Commission, at (415) 558-6414.

## **NOTICE OF PUBLIC FORUMS - NEMIZ REZONING**

The Planning Department, City and County of San Francisco, will sponsor four public forums on the rezoning of the **Northeast Mission Industrial Zone (NEMIZ)**. The forums are intended to provide neighborhood residents and business people the opportunity to comment on and ask questions about the proposals to rezone the NEMIZ. The Planning Department has released three rezoning proposals: (1) the ***Industrial Promotion Mixed Use Plan [IPMU]*** (developed with a committee of community representatives); (2) the ***Industrial District Plan [ID]*** (a staff-modified version of the former); and (3) the ***Bioscience Special Use District Plan [BSUD]*** (developed by the Mayor's Office and the Planning Department without community input). The public forums will be held as follows:

**Monday, February 28**  
**7:00 p.m. to 9:00 p.m.**  
**Mission Language &**  
**Vocational School**  
**710 Florida Street (at 19th)**

**Wednesday, March 2**  
**8:30 a.m. to 10:30 a.m.**  
**Mission Language &**  
**Vocational School**  
**710 Florida Street (at 19th)**

A summary paper describing all three rezoning proposals for the NEMIZ is available for \$1.00, and copies of the more detailed individual proposals are available for \$2.50 at the Planning Department, 450 McAllister Street, 6th Floor. For more information, call Angelica Chiong, Mission District Planner, at (415) 558-6362 or David Lindsay at (415) 558-6393.

MAY 2 1994

SAN FRANCISCO  
PUBLIC LIBRARY**ADDENDUM**

MINUTES  
OF THE  
SAN FRANCISCO  
CITY PLANNING COMMISSION  
REGULAR MEETING  
THURSDAY  
MARCH 10, 1994  
ROOM 282, CITY HALL  
1:30 P.M.

1:30 P.M.F. REGULAR CALENDAR

F7. 90.379C

(PEARL)

715 BUSH STREET, south side between Mason and Powell Streets; Lot 24 in Assessor's Block 284 -- Request for authorization of Conditional Use for conversion of a thirty-one (31) room residential hotel (group housing) to a non-residential use (tourist hotel with a total of 58 units) above the ground floor under Section 209.2.(e) of the Planning Code in an RC-4 (Residential-Commercial, Combined, High Density) District and a 65-A Height and Bulk District.

(Continued from Regular Meeting of February 17, 1994)

**SPEAKERS:**

(con): J.B. Saunders; Rev. Norman Fong; Calvin Welch; Joseph Kawfman; Chan Bao Yan; Randy Shaw

**ACTION:** Passed a motion of intent to disapprove. Continued to 3/17/94 for final language.

**VOTE:** +5 -2

**DISSENTING:** Commissioners Fung and Unobskey

**ADOPTED AT THE REGULAR MEETING OF THE CITY PLANNING COMMISSION ON  
MARCH 24, 1994**

**VOTE: +5 -0; ABSENT: Commissioners Boldridge and Martin**

**MINUTES  
OF THE  
SAN FRANCISCO  
CITY PLANNING COMMISSION  
REGULAR MEETING**

**THURSDAY  
MARCH 10, 1994  
ROOM 282, CITY HALL  
1:30 P.M.**

**PRESENT: Commissioners Boldridge, Fung, Levine, Lowenberg, Martin, Prowler, Unobskey**

**The meeting was called to order by President Unobskey at 1:35 P.M.**

**STAFF IN ATTENDANCE:** Lucian Blazej - Director of Planning, Robert Passmore - Zoning Administrator, Barbara Sahn, Susana Montana, Carol Roos, Linda Avery - Commission Secretary

**A. ITEMS TO BE CONTINUED -- None**

**B. PUBLIC COMMENT**

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. ~~If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.~~

- (1) Margaret Sigel, SPEAK**  
**RE: News articles on demolition and building of housing**
- (2) Edith McMillian**  
**RE: Requested a count of RH-1S properties in San Francisco**
- (3) Joe Butler**  
**RE: 2022 Hyde Street**
- (4) Joseph Kaufman**  
**RE: - Reduction of fees for the poor**  
**- Bath house at 132 Kirk\_\_\_\_\_ Street**

C. COMMISSIONERS' QUESTIONS AND MATTERS

1. MINUTES -- consideration for adoption--minutes from Regular Meeting of February 24, 1994.

**ACTION:** Approved

**VOTE:** +7 -0

2. Mission District Open Space Task Force (LEVINE)

**ACTION:** Summary given by Commissioner Levine. No action required.

D. TIER III CASES Informational presentation to the Commission pursuant to Resolution No. 12044; no opposition to the cases has been filed with the Department of City Planning.

2. 245 ALHAMBRA, Building Permit Application No. 9400240 - Interior remodeling of existing single family dwelling, addition of new deck at 2nd floor level.

**ACTION:** No opposition. Approved as proposed.

**VOTE:** +7 -0

3. 2466-46TH AVENUE, Building Permit Application No. 9319049 - 2 story rear horizontal addition to existing two-story single-family dwelling.

**ACTION:** No opposition. Approved as proposed.

**VOTE:** +7 -0

4. 1069 TEXAS STREET, Building Permit Application No. 9315002 - a two unit building, 3 stories in front, four stories at the rear on a downsloping site.

(Continued from Regular Meeting of March 3, 1994)

**SPEAKERS:** Toni Pantaleoni, project architect; Dick Millet; Alana Meyers

**ACTION:** Approved as proposed.

**VOTE:** +7 -0

E. DIRECTOR'S REPORT

5. 93.546R (MONTANA/BADINER)  
400-460 McALLISTER STREET, (SAN FRANCISCO COURTS BUILDING), Lots 2, 3, 4 and 5 in Assessor's Block 766, northwest corner of Polk and McAllister Streets - Informational hearing on the proposed design of the project.

**SPEAKERS:** Judge Daniel L. Hanlin, Bobbie Sue Hood, Chuck Drewlers, John Lee, Joseph Kaufman, Edith McMillian, Margaret Sigel, SPEAK & CSFM; Dick Millitl, Sue Hestor, Babbitt Drafluy, Wenchell Hayward

**ACTION:** Presentation complete. No action required.

6. BOARD OF PERMIT APPEALS/BOARD OF SUPERVISORS REVIEW ON PAST WEEKS EVENTS

**BPA:** 16 Edgehill Way -- CPC decision was overturned

F. REGULAR CALENDAR

7. 93.546E (ROOS)  
PUBLIC HEARING ON THE DRAFT ENVIRONMENTAL IMPACT REPORT, S.F. COURTS BUILDING, 400 McALLISTER STREET, 450, 456 and 460 McAllister



Street, 401 Polk Street; Assessor's Block 766, Lots 2, 3, 4 and 5. Construction of a six-story-plus-basement, approximately 80-foot-tall Courts Building after elimination of an existing 65-space parking lot and demolition of three existing buildings: the six-story City Hall Annex at 450 McAllister Street, the two-story Society of California Pioneers building at 456 McAllister Street, and a one-story City office building at 460 McAllister Street. The Courts Building would contain approximately 240,000 square feet of building area (including up to about 50 parking spaces) on the south half of the block bounded by McAllister and Polk Streets and Golden Gate and Van Ness Avenues. NOTE: Comments will be accepted until 5:00 p.m., March 21, 1994.

**SPEAKERS:** Pamila Coxson, Joseph Kaufman, Sue Hestor

**ACTION:** Following testimony, the public hearing was closed. Public comments will be accepted until 5:00 p.m., Monday, March 21, 1994.

**VOTE:** +7 -0

**AT APPROXIMATELY 6:30 P.M. THE CITY PLANNING COMMISSION CONVENED INTO A SPECIAL DISCRETIONARY REVIEW HEARING.**

8. 93.418D (PASSMORE)

5 VULCAN STAIRWAY, south side of Vulcan Stairway between Ord and Levant Streets, Lot 28 in Assessor's Block 2626 - Request for Discretionary Review of Building Permit Application No. 9310936 for remodeling of and alteration to an existing single-family dwelling which includes a horizontal and a vertical addition in an RH-1 (House, One Family) District.

(Continued from Regular Meeting of February 24, 1994)

NOTE: AT A SPECIAL MEETING ON AUGUST 30, 1993, AFTER RECEIVING PUBLIC TESTIMONY, THE COMMISSION CLOSED THE PUBLIC HEARING AND CONTINUED THE MATTER TO OCTOBER 7, 1993 RECOMMENDING AIA REVIEW BY A VOTE OF 4-0. COMMISSIONERS BOLDRIDGE, MARTIN AND PROWLER WERE ABSENT.

**ACTION:** Prior to the hearing, the project sponsor withdrew this project.

9. 93.704D (PASSMORE)

182 JORDAN AVENUE, building permit application No. 9307312 - request for Discretionary Review for a two to three story rear horizontal addition to a single-family dwelling.

(Continued from Regular Meeting of February 17, 1994)

**ACTION:** Without hearing, continued to 3/17/94.

**VOTE:** +7 -0

10. 93.746D (PASSMORE)

572 RHODE ISLAND STREET, west side between Mariposa and 18th Streets, Lot 5 in Assessor's Block 4009 - Request for Discretionary Review of Building Permit Application No. 9315394 to construct a rear two-story addition with roof deck to an existing single family dwelling within an RH-2 (Residential, House, Two-Family) District.

**SPEAKERS:** Peter Frau, DR Requestor; Andy Forest, project engineer, Elizabeth Silverman

**REBUTTAL:** Peter Frau, David Silverman

**ACTION:** Under Discretionary Review powers, approved as proposed

**VOTE:** +6 -0; Commissioner Prowler was absent

11. 93.662D (PASSMORE)  
1375 MONTEREY BOULEVARD, west side between Northgate and Westgate Drives, Lot 16 in Assessor's Block 3273 - Staff initiated request for Discretionary Review of Building Permit Application No. 9314624 for the erection of a non-commercial parabolic dish satellite-receiving antennae, approximately 7 feet in diameter and visible from the east side of Monterey Boulevard. The property is within an RH-1(D) (House, One-Family, Detached) District.

**ACTION:** Without hearing, continued to 3/17/94.

**VOTE:** +7 -0

12. 93.741D (PASSMORE)  
1531 JUDAH STREET, south side between 20th and 21st Avenues, Lot 34 in Assessor's block 1833 -- Request for Discretionary Review of Building Permit Application No. 9316528 for a vertical and horizontal addition to an existing single-family dwelling and one additional dwelling unit for a total of two dwelling units in an RH-3 (House, Three-Family) District.

**SPEAKERS:**

(con): Bill Zinn, DR requestor; John Flynn, Co-DR

(pro): Connie La Compania; Peter, project owner; Jay Chong, project designer; Mary Win, co-project owner

**REBUTTAL:** Bill Zimm

**ACTION:** After receiving testimony, matter was continued to 4/14/94 for AIA review.

**VOTE:** +5 -0; Commissioners Boldridge and Prowler were absent.

13. 93.682D (PASSMORE)  
1845 - 44TH AVENUE, Building Permit Application No. 9319896 - Request for Discretionary Review for a three stories rear addition, the third floor exceeds the average height of the adjacent buildings, also the depth of the addition exceeds the average depth of the adjacent building.

**SPEAKERS:**

(con): John Wong, DR requestor; Jack Schneck; Mrs. Helen Schneck

(pro): Edwin Yuen, project owner

**REBUTTAL:** John Wong; Helen Schneck; Edwin Yuen; Gordan Huen, project architect

**ACTION:** Under Discretionary Review powers, approved as modified: ...3rd fl should be centered more (setbacks on all sides?)

**VOTE:** +5 -0; Commissioners Boldridge and Prowler were absent.

Adjournment

**ADOPTED AT THE REGULAR MEETING OF THE CITY PLANNING COMMISSION ON MARCH 24, 1994**

**VOTE: +5 -0; ABSENT: Commissioners Boldridge and Martin**

**NOTE ON APPEALS:** Commission action on Conditional Uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions after Discretionary Review may be appealed to the Board of Permit Appeals within 15 days of actions by the Central Permit Bureau. Call (415) 554-6720 for information. Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision.

NOTE: For information related to any of the above matters, please call Linda Avery, Administrative Secretary, City Planning Commission, at (415) 558-6414.

CPC: 031094

CS  
#21  
3/17/94

**DRAFT MINUTES  
OF THE  
SAN FRANCISCO  
CITY PLANNING COMMISSION  
REGULAR MEETING**

THURSDAY  
MARCH 17, 1994  
ROOM 282, CITY HALL  
1:30 P.M.

DOCUMENTS DEPT.  
MAR 21 1994  
SAN FRANCISCO  
PUBLIC LIBRARY

**PRESENT:** Commissioners Boldridge, Fung, Levine, Lowenberg, Prowler, Unobskey  
**ABSENT:** Commissioner Martin

The meeting was called to order by President Unobskey at 1:35 P.M.

**A. ITEMS TO BE CONTINUED**

1. 94.003C (MILLER)  
7070 CALIFORNIA STREET, north side between 32nd Avenue and Lincoln Park with additional frontage on 32nd Avenue and on El Camino del Mar, Lots 9 and 37 in Assessor's Block 1392 -- Request for authorization of a **CONDITIONAL USE** for a **PLANNED UNIT DEVELOPMENT** to permit **EXPANSION** of and **MODIFICATIONS** to a private **ELEMENTARY SCHOOL** (Katherine Delmar Burke School), in an **RH-1(D)** (House, One-Family Detached Dwellings) District.  
(Proposed for continuance to April 14, 1994)

**ACTION:** Continued as proposed

**VOTE:** +5 -0

**ADDITIONAL ABSENCE:** Commissioner Boldridge

2. 93.508C (HING)  
PIER 7-1/2, THE EMBARCADERO, between Broadway and Vallejo Streets -- Request for Conditional Use Authorization to allow expansion of an existing full service restaurant, demolition and replacement of an adjacent pier for outdoor dining/seating and public access and reduce the off-street parking requirement within an **M-1** (Light Industrial) District and Northern Waterfront Special Use District No. 1.  
(Continued from the Regular Meeting of March 3, 1994)  
(Proposed for continuance to April 14, 1994)

**ACTION:** Continued as proposed

**VOTE:** +5 -0

**ADDITIONAL ABSENCE:** Commissioner Boldridge

3. 94.084T (PASSMORE)  
SIGN ORDINANCE TEXT CHANGES PUBLIC HEARING, Public hearing on proposed amendments to Sections 607(g)(1) and 608.8(e)(5) to allow replacing and notification of certain existing non-complying business wall signs in **C-3** (Downtown Commercial) and Market Street Special Sign Districts.  
(Proposed for continuance to April 21, 1994)

**ACTION:** Continued as proposed

**VOTE: +5 -0**

**ADDITIONAL ABSENCE: Commissioner Boldridge**

**B. PUBLIC COMMENT**

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. **If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.**

**(1) Patricia Vaughey**

**RE: Proliferation of half-way houses**

**C. COMMISSIONERS' QUESTIONS AND MATTERS**

4. MINUTES -- consideration for adoption--minutes from Regular Meeting of March 3, 1994.

**ACTION: Approved**

**VOTE: +6 -0**

**Levine: Planner I exams**

D. TIER III CASES Informational presentation to the Commission pursuant to Resolution No. 12044; no opposition to the cases has been filed with the Department of City Planning.

5. 150 FELTON STREET, Building Permit Application No. 9313365 -- single story horizontal rear addition to existing two story single family dwelling, leaving a rear yard of 25' in depth.

**ACTION: No opposition. Approved as proposed.**

**VOTE: +6 -0**

**E. DIRECTOR'S REPORT**

6. BOARD OF PERMIT APPEALS/BOARD OF SUPERVISORS REVIEW ON PAST WEEKS EVENTS

**BPA: none**

**BOS: Castro St. District Modifications passed to full Board**

7. (MARSH)  
National Historic Preservation Fund Subgrant Program. Consideration of adoption of a Resolution authorizing the Director of Planning to apply for, receive and expend funds of up to \$25,000.00 from the National Historic Preservation Grants-in-Aid



Program administered by the State Office of Historic Preservation (SOHP) and known as the Certified Local Government (CLG) Program.

**SPEAKERS:** Kate Stacey, City Attorney's Office

**ACTION:** Meeting held. Continued to 3/24/94 for City Attorney's clarification

**VOTE:** +6 -0

F. CONSIDERATION OF FINDINGS AND FINAL MOTION -- PUBLIC HEARING CLOSED

8. 92.397C (CHIONG)  
1290-94 POTRERO AVENUE, west side between 24th and 25th Streets; Lots 5 and 6 in Assessor's Block 4265 -- Request for authorization of Conditional Use to demolish two existing buildings and construct a new building to operate a community facility and child care center under Sections 209.4(a) and 209.3(f) of the Planning Code in an RM-3 (Residential, Mixed, Medium Density) District in a 40-X Height and Bulk District.

**NOTE:** On March 3, 1994, after receiving public testimony, the Commission closed the public hearing and passed a motion of intent to approve with conditions by a vote of +4 -0. Commissioners Fung, Martin and Unobskey were absent.

**SPEAKERS:** None

**ACTION:** Approved with conditions as modified: Exhibit A, #8...

**VOTE:** +6 -0

**MOTION No:** 13658

9. 90.379C **PUBLIC HEARING CLOSED** (PEARL)  
715 BUSH STREET, south side between Mason and Powell Streets; Lot 24 in Assessor's Block 284 -- Request for authorization of Conditional Use for conversion of a thirty-one (31) room residential hotel (group housing) to a non-residential use (tourist hotel with a total of 58 units) above the ground floor under Section 209.2(e) of the Planning Code in an RC-4 (Residential Commercial, Combined High Density) District and a 65-A Height and Bulk District.

**NOTE:** On March 10, 1994, after further discussion among commissioners, the Commission passed a motion of intent to disapprove by a vote of +5 -2. Commissioners Fung and Unobskey dissenting.

**SPEAKERS:** Andrew Zack, Attorney for project sponsor; Kate Stacey, City Attorney's Office

**ACTION:** Disapproved

**VOTE:** +4 -1; Dissenting: Commissioner Unobskey

**Additional Absence:** Commissioner Boldridge

**MOTION No:** 13659

G. REGULAR CALENDAR

10. 88.271E (McCORMICK)  
PUBLIC HEARING ON THE DRAFT SUPPLEMENTAL ENVIRONMENTAL IMPACT REPORT SAN FRANCISCO GENERAL HOSPITAL PARKING GARAGE,  
Assessor's Block 4213, Lot 1, comprising all of the block bounded by 23rd and 24th Streets, Utah Street and San Bruno Avenue; construct an 800-to 1200-space parking garage adjacent to the San Francisco General Hospital; including demolition of existing MUNI facilities that would be relocated. The garage would be built in two

phases, with the first phase consisting of a six-level, 40-feet high structure on the northern part of the site and a surface lot on the southern part of the site, providing a total of 800-850 spaces. The second phase would consist of construction of a multi-level parking structure on the southern part of the site that would increase the total capacity of the project up to a maximum of 1,200 spaces. Primary access to the garage would be on 24th Street and secondary access on 23rd Street.

**SPEAKER:** Tim Kirk

**ACTION:** Following testimony, the public hearing was closed. Public comments are accepted until 5:00 p.m., Thursday, March 17, 1994.

**3:00 P.M.**

- 11a. 93.689C (MILLER)  
401 EUCLID AVENUE, south side between Spruce and Cook Streets, Lot 54 in Assessor's Block 1066 -- Request for authorization of a **CONDITIONAL USE** to permit **EXPANSION OF A CHILD CARE FACILITY** (Laurel Hill Nursery School) in an RM-2 (Mixed Residential, Moderate Density) District, also the subject of a request for a Variance of the rear-yard requirements of the City Planning Code.

**SPEAKERS:** None

**ACTION:** Approved with conditions as proposed

**VOTE:** +6 -0

**MOTION No:** 13660

- 11b. 93.689V (MILLER)  
401 EUCLID AVENUE, south side between Spruce and Cook Streets, Lot 54 in Assessor's Block 1066 -- **REAR YARD VARIANCE SOUGHT:** A 1200 square foot, two story, free standing structure is proposed to house additions to the existing Laurel Hill Nursery School. Said structure would have a footprint of approximately 28 and two-thirds feet by 30 feet and would extend to within 18 feet of the rear property line when the City Planning Code requires an open rear yard area 25 and one quarter feet in depth (as measured from the rear of the property.).

**SPEAKERS:** None

**ACTION:** The Zoning Administrator closed the public hearing, stating that the variance seems justified. He has taken the matter under advisement.

12. 93.559C **PUBLIC HEARING CLOSED** (PEARL)  
4013-4015A - 24th STREET, south side between Noe and Castro Streets; Lot 32 in Assessor's Block 6507 -- Request for authorization of Conditional Use under Section 186.1.(b) of the Planning Code to expand an existing full service restaurant in the 24th Street-Noe Valley Neighborhood Commercial Zoning District and a 40-X Height and Bulk District.  
A rear yard variance is also required to build a 171 square foot deck addition at the front of the rear yard structure.

(Continued from the Regular Meeting of February 24, 1994)

**ACTION:** Without hearing, continued to 4/21/94

**VOTE:** +6 -0

13. 93.723C (PEARL)  
45 FARALLONES, south side between San Jose and Plymouth Avenues; Lot 53 in Assessor's Block 7108: -- Request for authorization of Conditional Use to

convert a former church rectory (group housing, religious orders) to a residential care facility for up to 24 persons in 11 bedrooms under Section 209.3.(c) of the Planning Code in an RH-1 (House, One-Family) District in a 40-X Height and Bulk District.

**ACTION:** Without hearing, continued to 4/21/94

**VOTE:** +6 -0

14. 93.272C

(NISHIMURA)

1100 SANCHEZ STREET, southwest corner of 24th Street, Lot 1 in Assessor's Block 6508. Request for Conditional Use Authorization to legalize the conversion of a second story dwelling unit to a Medical Service or a Business or Professional Service office in the 24th Street - Noe Valley Neighborhood Commercial District, 40-X Height and Bulk District, pursuant to Planning Code Sections 179(f) and 728.38.

**ACTION:** Without hearing, continued to 4/28/94

**VOTE:** +6 -0

15. 93.271C

(ANDRADE)

8028 GEARY BLVD., north side between 44th and 45th Avenues, Lot 1C in Assessor's Block 1491 -- Request for Conditional Use Authorization to create two new lots, each with less than 25 feet of width, in an RH-1 (House, One Family) District and a 40-X Height and Bulk District.

**SPEAKERS:**

(pro) Gabriel Ng, rep. of project sponsor

(con) Everett Rees, Cathey Arnett, Joe Deliano, Rosemary Sisichkin, Mike Perry

**ACTION:** Following testimony, the public hearing was closed and the matter continued to 4/14/94.

**VOTE:** +6 -0

#### **SPECIAL DISCRETIONARY REVIEW HEARING**

**NOTICE AT APPROXIMATELY 4:30 P.M. THE CITY PLANNING COMMISSION WILL CONVENE INTO A SPECIAL DISCRETIONARY REVIEW HEARING. PROCEDURES GOVERNING SPECIAL DISCRETIONARY REVIEW HEARINGS WILL BE IN EFFECT. THOSE CASES THAT ARE SCHEDULED ON THIS CALENDAR PRIOR TO 4:30 P.M., BUT HAVE NOT BEEN CALLED OR HEARD BY 4:30 P.M., COULD BE CONTINUED TO A LATER TIME OR DATE AS DETERMINED BY THE COMMISSION**

16. 93.561D

(PASSMORE)

3310 BAKER STREET, Request for Discretionary Review on Building Permit No. 9306133 to construct a third story addition to the existing two story single-family dwelling in an RH-1 (House, Single-Family) district.  
(Continued from the Regular Meeting of March 3, 1994)

**ACTION:** Without hearing, continued to 4/21/94

**VOTE:** +5 -0

**ADDITIONAL ABSENCE:** Commissioner Boldridge

17. 93.704D (PASSMORE)  
182 JORDAN AVENUE, Request for Discretionary Review on Building Permit application No. 9307312 for a two to three story rear horizontal addition to a single-family dwelling  
(Continued from Regular Meeting of March 10, 1994)

**ACTION:** Without hearing, continued to 4/14/94

**VOTE:** +5 -0

**ADDITIONAL ABSENCE:** Commissioner Boldridge

18. 94.072D (PASSMORE)  
1415 VAN NESS AVENUE, Request for Discretionary Review on Building Permit No. 9322814 for alterations and expansion of existing restaurant space for operation of a supper club

**SPEAKERS:**

(pro) John Sanger, rep. of DR requestor; Marie Brooks; Douglas Tolchin

(con) Jeffery Johnson, rep of project sponsor; Sam Kwan, proj. architect

**ACTION:** Under Discretionary Review powers, approved as proposed

**VOTE:** +5 -1

**Dissenting:** Commissioner Levine

19. 94.080D (PASSMORE)  
365 5TH AVENUE, Request for Discretionary Review on Building Permit No. 9321641 for construction of a two and three-story addition to the rear of an existing three-story plus attic single family dwelling within an RM-1 (Residential, mixed, low density) District. The project also involves the creation of an additional dwelling unit for a total of 2 dwellings.

**SPEAKERS:**

(pro) Mrs. Lum, DR requestor; Millie Lum; Rita King

(con) None

**ACTION:** Under Discretionary Review powers, approved as modified: ...Remove 12 foot rear extension and modify north side of third floor to allow a 5 foot setback.

**VOTE:** +5 -0

**Additional Absence:** Commissioner Prowler

20. 94.059D (PASSMORE)  
974 JUNIPERO SERRA BLVD., Request for Discretionary Review on Building Permit No. 9322361 for construction of a partial second story and small side extension to an existing one-story over garage, single family dwelling, within an RH-1 (D) (Residential, House, One-Family, Detached Dwelling) District.

**SPEAKERS:**

(pro) Richard Swan, DR requestor; Freida Benson; Betty Clark; Bill Senisler; Marshall Sanford; Ann Carty; Elsa Harlo; Marie Louise Benson; Elizabeth Day; Susan Swan; Ernest Dresher

(con) Gabriel Ng, rep. of project sponsor; Dexter Lain, project sponsor

**ACTION:** Under Discretionary Review powers, approved as proposed

**VOTE:** +5 -0

**Additional Absence:** Commissioner Prowler



NOTE ON APPEALS: Commission action on Conditional Uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions after Discretionary Review may be appealed to the Board of Permit Appeals within 15 days of actions by the Central Permit Bureau. Call (415) 554-6720 for information. Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision.

NOTE: For information related to any of the above matters, please call Linda Avery, Administrative Secretary, City Planning Commission, at (415) 558-6414.

CPC: 031794

## NOTICE

As of Monday, April 4, 1994, the Department of City Planning and the office of the City Planning Commission will be located at 1660 Mission Street. Telephone and fax numbers will not change. In preparation for the move, limited service will be provided on Friday, April 1, 1994.

The San Francisco City Planning Commission will continue to hold it's Regular Meetings on Thursday afternoons, starting at 1:30 p.m., in room 282 of City Hall.





MINUTES  
OF THE  
SAN FRANCISCO  
CITY PLANNING COMMISSION  
REGULAR MEETING

THURSDAY  
MARCH 24, 1994  
ROOM 282, CITY HALL  
1:30 P.M.

DOCUMENTS  
APR 19 1994  
SAN FRANCISCO  
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**PRESENT:** Commissioners Fung, Levine, Lowenberg, Prowler, Unobskey  
**ABSENT:** Commissioners Boldridge and Martin

The meeting was called to order by President Unobskey at 1:40 p.m.

**STAFF IN ATTENDANCE:** Lucian Blazej - Director of Planning, Robert Passmore - Zoning Administrator, Milton Edelin, Jonathan Purvis, Vincent Marsh, Hillary Gitelman, Paul Deutsch, Linda Avery - Commission Secretary

A. ITEMS TO BE CONTINUED

1. (BASH)  
MISSION BAY ANNUAL REPORT. Presentation to the Commission of the Annual Review activities which have taken place to date and the procedures yet to be completed pursuant to Chapter 56 of the San Francisco Administrative Code and Mission Bay Development Agreement.  
(Proposed for continuance to April 14, 1994)

**ACTION:** Approved

**VOTE:** +4 -0; **ADDITIONAL ABSENCE:** Commissioner Fung

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. **If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.**

- (1) Edmond Flaviani

RE: 437 - 40th Avenue

**C. COMMISSIONERS' QUESTIONS AND MATTERS**

2. MINUTES -- consideration for adoption--minutes from Regular Meeting of March 10, 1994.

**ACTION:** Approved

**VOTE:** +5 -0

- D. TIER III CASES Informational presentation to the Commission pursuant to Resolution No. 12044; no opposition to the cases has been filed with the Department of City Planning.

3. 451 JUSTIN DRIVE, south side between College Avenue and Genebem Way, lot 10 in Assessor's Block 5841, RH-1 (D) (Residential, House, One Family, Detached) District. Building permit application No. 9401681 proposing construction of a two story, 10'6" deep horizontal addition with stair and landing to the rear of an existing two story single family dwelling.

**ACTION:** No opposition. Approved as proposed

**VOTE:** +5 -0

**E. DIRECTOR'S REPORT**

4. BOARD OF PERMIT APPEALS/BOARD OF SUPERVISORS REVIEW ON PAST WEEKS EVENTS

**BPA:** - Four Seasons Hotel on Stockton

- Appeal on the Cornell Hotel at 715 Bush Street

**ANNOUNCEMENTS:**

- Residential Conservation Control documents
- Residential Conversion Ordinance overturned
- Department move up-date
- Possible need for public hearing on space needs for CPC regular hearings

**F. REGULAR CALENDAR**

5. (EDELIN)

Consideration of Initiation of Amendments to Articles 2, 3.5A and 9 of the San Francisco Planning Code and Chapter 31 of the Administrative Code to increase fees, modify fees and add new fees relating to Department of City Planning actions, activities and services.

**ACTION:** Approved

**VOTE:** +5 -0

**RESOLUTION No:** 13661

6. (PURVIS/ROSE)

BUD PACKAGE FOR 1994. Brief presentation of the Beautification and Urban Design (BUD) Package for 1994 by San Francisco Beautiful and consideration of endorsement of the Package by the Planning Commission.

**ACTION:** Approved

**VOTE:** +5 -0

**RESOLUTION No:** 13663

7. (MARSH)  
National Historic Preservation Fund Subgrant Program. Consideration of adoption of a Resolution authorizing the Director of Planning to apply for, receive and expend funds of up to \$25,000.00 from the National Historic Preservation Grants-in-Aid Program administered by the State Office of Historic Preservation (SOHP) and known as the Certified Local Government (CLG) Program.  
(Continued from Regular Meeting of March 17, 1994)

**SPEAKERS (PRO):** John Barbey, David Wall, Gee Gee Platt, Mark Riser

**ACTION:** Approved

**VOTE:** +5 -0

**RESOLUTION No:** 13664

8. (FELTHAM)  
STRATEGIC PLAN FOR THE PLANNING DEPARTMENT'S PROGRAMS IN THE TRANSPORTATION EXPENDITURE PLAN -- Consideration of Resolution adopting the Planning Department's Strategic Plan for programs administered by the Department under the Transportation Authority's Transportation Expenditure Plan, Fiscal Years 1994-2001. This Plan, prepared for the San Francisco County Transportation Authority, outlines proposed transportation planning and implementation projects in the Transit Preferential Streets, Downtown Pedestrian Improvements, Transportation Management Association, and Transportation Brokerage programs. It also includes estimated costs and projected funding levels and strategies.

**ACTION:** Item was withdrawn prior to hearing.

9. 93.695E (McCORMICK)  
University of California at San Francisco (UCSF) facility at San Francisco General Hospital; 1001 Potrero Street -- Appeal of Preliminary Negative Declaration; east side between 22nd and 23rd Streets, Lot 1 in Assessor's Block 4154. San Francisco General Hospital Medical Center (SFGH) is proposing to make available a site on the SFGH campus for construction of a bio-medical research facility for use by UCSF. The facility would be a four story, approximately 60-foot structure that would contain approximately 125,500 gross square feet of space. Approximately 103,000 square feet of space would be utilized by UCSF for research and 22,000 by SFGH for clinics. The site would be located on the south side of 22nd Street at the site of the existing Parking Lot A and Magnetic Resonance imaging Facility.

**ACTION:** Without hearing, continued to 4/14/94

**VOTE:** +5 -0

**NOTE:** Commissioner Fung has requested the General Master Plan for SFGH

10. 93.558C (SCOTT)  
851 KEARNY STREET/601 JACKSON STREET, southwest corner of Jackson and Kearny Streets, Lot 1 in Assessor's Block 194 -- Request for authorization of Conditional Use to allow a building to exceed 35 feet in height, 50 foot frontage, bulk limits and to waive sun access on sidewalk provisions in the CCB (Chinatown Community Business) District and a 65N Height and Bulk District.

**SPEAKER:** Stephen Soo

**ACTION:** Without hearing, continued to 5/5/94

**VOTE:** +5 -0

11. 90.760XX (McDONALD/NIXON)  
1000 MARKET STREET, north side, bordered by Golden Gate Avenue, Lot 1 in Assessor's Block 350 -- Request for conditional use, pursuant to Code Section 309(i) for modification of existing conditions of approval relating to aAffordability of a 58 unit group housing project with ground floor retail as authorized by Motion No. 13123 in a C-3-G (Downtown General Commercial) District and a 120-X Height and Bulk District.

**NOTE:** Taken out of order and heard prior to item 6.

**SPEAKER:** Edith McMillian

**ACTION:** Approved as proposed

**VOTE:** +5 -0

**MOTION No:** 13662

12. 94.004C (NIXON)  
3861-3865 - 24th STREET, south side between Sanchez and Vicksburg Streets, Lot 40 in Assessor's Block 6509 - known as Dans Auto Service - Request for authorization of a Conditional Use to allow for conversion of an existing nonconforming automotive service station and Conditional Use authorization to operate as an automotive repair facility as permitted by Section 186.1(c)(3)(C) of the Planning Code in the 24th Street Noe Valley Neighborhood Commercial District within a 40-X Height and Bulk District.

**NOTE:** Taken out of order and heard prior to item 10.

**SPEAKER:** Fred Hornblower

**ACTION:** Approved with conditions as proposed

**VOTE:** +5 -0

**MOTION No:** 13665

13. 92.711C (NISHIMURA)  
3632-36 SACRAMENTO STREET, north side between Locust and Spruce Streets, Lot 9 in Assessor's Block 1011, Sacramento Street Neighborhood Commercial District. Request for authorization of conditional use to legalize the expansion of a Full Service Restaurant (defined in Planning Code Section 790.92) into the basement and rear residential cottage, and the addition of rear outdoor dining area pursuant to Planning Code Sections 724.24, 724.42, 178(c) and 303.  
(Continued from Regular Meeting of January 20, 1994)

**ACTION:** Without hearing, continued to 4/28/94

**VOTE:** +5 -0

**NOTE:** Commissioner Lowenberg has requested a full case report.

14. 94.023C (HING)  
1979 UNION STREET, south side between Laguna and Buchanan Streets, Lot 38 in Assessor's Block 542, known as Blue Light Cafe -- Request for Conditional Use Authorization to establish Other Entertainment (as defined by Section 790.38 of the Planning Code) within an existing restaurant and bar in the Union Street Neighborhood Commercial District.

**SPEAKER:** Fred Taylor

**ACTION:** Without hearing, continued to 5/5/94

**VOTE:** +5 -0

**THE COMMISSION RECESSED FROM 3:30 TO 6:00 P.M.**



15. 92.288ET (PASSMORE)  
RESIDENTIAL CONSERVATION CONTROLS, public hearing and consideration of a resolution adopting Residential Conservation Controls as permanent controls, and Department presentation of possible new residential zoning controls that would be an alternative to Residential Conservation Controls (ordinance for adoption) dated December 9, 1993. The subject controls contain provisions for rear yard, height and building design to define the potential building size and appearance of new construction and alteration of buildings in R districts and requires compliance with the Residential Design Guidelines. The controls also contain permit review procedures, notification requirements to neighbors and neighborhood groups, special review and limitations for demolition and extensive alteration of residential buildings. The proposed new zoning controls would be applicable to RH and RM zoning districts. (The Hearing on the Proposed Ordinance dated December 9, 1993, was Continued from Regular Meeting of February 10, 1994)

**NOTE:** Items 15 & 16 were called together.

**SPEAKERS:** Harold Wright, John Schlesinger, Brook Sampson, Anita Theoharris, Brook Sampson, Margaret Sigel, Mary Ann Miller, Charlotte Macke, John Bardis, Marian Aird, Joe O'Donoghue

**ACTION:** Following staff presentation of new material, these items were continued to 5/5/94 for a full public hearing.

**VOTE:** +5 -0

16. (PASSMORE)  
RESIDENTIAL DESIGN GUIDELINES, REVISIONS, public hearing and consideration of a motion revising the Residential Design Guidelines to make them applicable to residential zoning controls. (Continued from Regular Meeting of February 10, 1994)

**NOTE:** Items 15 & 16 were called together.

**ACTION:** Following staff presentation of new material, these items were continued to 5/5/94 for a full public hearing.

**VOTE:** +5 -0

**THE COMMISSION RECESSED FROM 7:15 TO 8:00 P.M.**

17. 93.590D (PASSMORE)  
2022 HYDE STREET, Request for Discretionary Review on a proposal to demolish a one story over basement single family dwelling and to replace it with a three story over garage three family dwelling, having an average depth of 58 feet, an average width of 22 feet, 4 inches and a height of 39 feet measured from curb level at the center line of the lot. (Continued from the Regular Meeting of January 13, 1994)

**SPEAKERS:**

(con project): Mary Ann Biewener, DR requestor; Francisco Centurion; Malinda Cavanaugh; Joe Butler; William Costura; Elizabeth Martin; Joe O'Donoghue; Tim Coventon; Courtney Clarkson; Kate Black; Nan McGuire; John Bardis; Rhoda Robinson

(pro project): Alice Barkley, rep. of project sponsor; Leon Sugarman, project architect; Robert Appleton

**ACTION:** Under discretionary review powers, approved as proposed.

**VOTE:** +5 -0

18. 92.511E (GITELMAN)  
1444 GREEN STREET RESIDENTIAL DEVELOPMENT, APPEAL OF A PRELIMINARY NEGATIVE DECLARATION. The proposed project would construct a 42-unit residential building on the north side of Green Street, between Polk Street and Van Ness Avenue. Under one proposed design scheme, the new six-story building would incorporate the facade of a one-story garage which currently occupies the site. Under another scheme, the entire existing garage would be removed. The new building would incorporate approximately 42 off-street parking spaces at ground level.  
(Continued from Regular Meeting of February 17, 1994)  
**NOTE:** This proposal has been modified since the continuation on February 17, 1994. The proposal now contains 39 dwelling units in seven stories above one level of parking. The height of the project has not changed.  
**SPEAKERS (pro appeal):** Paul Heidi, David Core, Harvey Fried  
**ACTION:** Approved staff recommendation to up-hold the negative declaration.  
**VOTE:** +5 -0  
**MOTION No:** 13666

19. 92.511C (NIXON)  
1444 GREEN STREET, north side between Polk Street and Van Ness Avenue, Lot 4 in Assessor's Block 547 -- Request for authorization of a Conditional Use to permit development of a lot containing more than 10,000 square feet in area (Section 723.11) and exceptions from bulk limits (Section 271) for a new building designed for property located within the Polk Neighborhood Commercial District and a 65-A Height and Bulk District. The proposal building would contain up to 43 dwelling units on six stories above parking.  
(Continued from Regular Meeting of February 17, 1994)  
**NOTE:** This proposal has been modified since the continuation on February 17, 1994. The proposal now contains 39 dwelling units in seven stories above one level of parking. The height of the project has not changed.  
**SPEAKERS:**  
(pro): Kirk Miller, project architect; Harry O'Brian, rep. of project sponsor  
(con): Randy Reyton, Francisco Centurion, Dr. Dale Morenson, M.L. Warren, Norman Rolf, Joe Butler, Charles Meeny, Candice Hamilton, harvey Fried  
**ACTION:** Public Hearing was closed. Continued to 4/21/94 with instructions to Commission Secretary to provide absent commissioners with this hearing tape prior to final action.  
**VOTE:** +5 -0

Adjournment: 11:10 p.m.

**THE DRAFT MINUTES ARE PROPOSED FOR ADOPTION AT THE REGULAR MEETING OF THE CITY PLANNING COMMISSION ON APRIL 14, 1994.**

**ACTION:** Approved  
**VOTE:** +7 -0

**NOTE ON APPEALS:** Commission action on Conditional Uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions after Discretionary Review may be appealed to the Board of Permit Appeals within 15 days of actions by the Central Permit Bureau. Call (415) 554-6720 for

information. Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision.

NOTE: For information related to any of the above matters, please call Linda Avery, Administrative Secretary, City Planning Commission, at (415) 558-6414.

CPC: 032494S

## **NOTICE**

As of Monday, April 4, 1994, the Department of City Planning and the office of the City Planning Commission will be located at 1660 Mission Street. Telephone and fax numbers will not change. In preparation for the move, limited service will be provided on Friday, April 1, 1994.

The San Francisco City Planning Commission will continue to hold it's Regular Meetings on Thursday afternoons, starting at 1:30 p.m., in room 282 of City Hall. However, the Regular Meetings scheduled for Thursday, March 31, and Thursday, April 7, 1994 have been canceled.



CSS  
#21  
4/14/94  
C2

MINUTES  
OF THE  
SAN FRANCISCO  
CITY PLANNING COMMISSION  
REGULAR MEETING  
THURSDAY  
APRIL 14, 1994  
ROOM 282, CITY HALL  
1:30 P.M.

DOCUMENTS DEPT.  
JUL 27 1994  
SAN FRANCISCO  
PUBLIC LIBRARY

**PRESENT:** Commissioners Fung, Boldridge, Levine, Lowenberg, Martin, Prowler, and Unobskey.

The meeting was called to order by Vice President Fung at 1:35 P.M.

**STAFF IN ATTENDANCE:** Lucian Blazej - Director of Planning, Robert Passmore - Zoning Administrator, Alec Bash, Susana Montana, Jim McCormick, Linda Avery - Commission Secretary

**A. ITEMS TO BE CONTINUED**

1. 87.791L (MARSH)  
SAN FRANCISCO CIVIC CENTER HISTORIC DISTRICT, Consideration of the Landmarks Preservation Advisory Board recommendation that the area known as San Francisco Civic Center be designated as an Historic District pursuant to Article 10 of the City Planning Code. The area is generally bounded by Golden Gate Avenue to the north, Franklin Street to the west, Jones Street to the east and Market Street to the south. The proposal encompasses the following addresses: 170 Fell Street, 50 Fulton Street, 455 Golden Gate Avenue, Lot 3 in Assessor's Block 765, 29-195 Grove Street, 45 Hyde Street, 50 Ivy/Lech Walesa Street, 100-320 Larkin Street, 1170-1298 Market Street, 77-580 McAllister Street, 1-50 United Nations Plaza, 135-524 Van Ness Avenue being Lot 8 in Assessor's Block 347, Lots 22, 32, 33, 35, 37, 50 and 51 in Assessor's Block 351, Lot 1 in Assessor's Block 353, Lots 3, 4, 11, 12, 15 in Assessor's Block 355, Lot 1 in Assessor's Block 354, Lots 5, 6, 7, 8, 9, 10 in Assessor's Block 355, Lots 2 and 3 in Assessor's Block 765, Lots 2, 3, 4, 5, 6 and 8 in Assessor's Block 766, Lot 8 and the remainder of Assessor's Block 767, Lot 1 in Assessor's Block 786, Lot 1 in Assessor's Block 787, all of Assessor's Block 810, Lots 1, 16, 18, 19, 20 and 21 in Assessor's Block 811 and Lot 1 in Assessor's Block 815.  
(Continued from Regular Meeting of February 10, 1994)  
(Proposed for Continuance to May 12, 1994)

**ACTION:** Continued as proposed  
**VOTE:** +5 -0  
**ABSENT:** Commissioners Lowenberg and Unobskey

2. 93.707RZ (MONTANA)  
455 GOLDEN GATE AVENUE and 350 MCALLISTER STREET, full block bounded by McAllister, Polk, and Larkin Streets and Golden Gate Avenue, Lots 2 and 3 of Assessor's Block 765 within the Civic Center -- Informational presentation by the



State of California General Services Administration describing the design review and approval process of a proposed project which would restore the 350 square foot 455 Golden Gate Avenue office building, constructed in 1959, and replace it with an 800,000 square foot office building.

**(Proposed for Continuance to May 19, 1994)**

**ACTION:** Continued as proposed

**VOTE:** +5 -0

**ABSENT:** Commissioners Lowenberg and Unobskey

3. 94.003C (MILLER)

**7070 CALIFORNIA STREET** north side between 32nd Avenue and Lincoln Park with additional frontage on 32nd Avenue and on El Camino del Mar, Lots 9 and 37 in Assessor's Block 1392 -- Request for authorization of a CONDITIONAL USE for a PLANNED UNIT DEVELOPMENT to permit EXPANSION of and MODIFICATIONS to a private ELEMENTARY SCHOOL (Katherine Delmar Burke School), in an RH-1(D) (House, One-Family Detached Dwellings) District.  
(Continued from Regular Meeting of March 17, 1994)

**(Proposed for continuance to April 28, 1994)**

**ACTION:** Continued as proposed

**VOTE:** +5 -0

**ABSENT:** Commissioners Lowenberg and Unobskey

4. 93.508C (HING)

**PIER 7-1/2, THE EMBARCADERO**, between Broadway and Vallejo Streets -- Request for Conditional Use Authorization to allow expansion of an existing full service restaurant, demolition and replacement of an adjacent pier for outdoor dining/seating and public access and reduce the off-street parking requirement within an M-1 (Light Industrial) District and Northern Waterfront Special Use District No. 1.

(Continued from Regular Meeting of March 17, 1994)

**(Proposed for continuance to May 12, 1994)**

**ACTION:** Continued as proposed

**VOTE:** +5 -0

**ABSENT:** Commissioners Lowenberg and Unobskey

5. 93.704D (PASSMORE)

**182 JORDAN AVENUE**, Request for Discretionary Review on Building Permit application No. 9307312 for a two to three story rear horizontal addition to a single-family dwelling

(Continued from Regular Meeting of March 17, 1994, without hearing.)

**(Proposed for Continuance to May 19, 1994)**

**ACTION:** Continued as proposed

**VOTE:** +5 -0

**ABSENT:** Commissioners Lowenberg and Unobskey

**B. PUBLIC COMMENT**

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be

afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. **If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.**

- (1) **Martha Kats and William Versachi**  
**RE: 24 San Banito Way**
- (3) **Edith McMillian**  
**RE: RCA/RCC**
- (4) **Margaret Vergis**  
**RE: Kiosks**
- (5) **Anita Theoharris**  
**RE: AIA mediation**

C. COMMISSIONERS' QUESTIONS AND MATTERS

6. MINUTES -- consideration for adoption--minutes from Regular Meetings of March 17, and March 24, 1994.

**ACTION: Approved**

**VOTE: +7 -0**

**LEVINE: - Bayview Hunters Point Tour**

**FUNG: - Embarcadero Roadway Planning**

- D. TIER III CASES Informational presentation to the Commission pursuant to Resolution No. 12044; no opposition to the cases has been filed with the Department of City Planning.

7. 1591 - 47th AVENUE, west side between Judah and Kirkham Streets, Lot 13B in Assessor's Block 1806 -- Informational presentation of building permit application No. 9320734 for the construction of a one story rear yard deck and stairs to an existing two story single family dwelling within an RH-1 (Residential, House, One Family) District.

**ACTION: Addressed incorrectly on calendar--should be 1491 47th Ave--continued to 4/21/94**

**VOTE: +7 -0**

8. 366 CHESTNUT STREET, north side of Chestnut Street, Lot 15 in Assessor's Block 54, RH-3 (Residential, House, Three-Family) District - Informational presentation of building permit application No.9310555 proposing construction of a 15 foot garage door to the proposed new construction of three floor plus attic floor, two-family dwelling.

**ACTION: No opposition. Approved as proposed**

**VOTE: +7 -0**

E. DIRECTOR'S REPORT\*. **DIRECTOR'S ANNOUNCEMENTS:**

- The Department's move to 1660 Mission Street
- Open House on 4-29-94, 5-7 p.m.
- APA conference through 4/20/94

9. BOARD OF PERMIT APPEALS/BOARD OF SUPERVISORS REVIEW ON PAST WEEKS EVENTS

BPA: none

BOS: none

## 10. (BASH)

Consideration of adoption a Resolution of the City Planning Commission welcoming the American Planning Association and all attending the 1994 National Planning Conference, and commending the organization for its efforts to advance urban and regional planning.

SPEAKERS: None

ACTION: Approved

VOTE: +7 -0

RESOLUTION No: 13667

## 11. (BASH)

MISSION BAY ANNUAL REPORT. Presentation to the Commission of the Annual Review activities which have taken place to date and the procedures yet to be completed pursuant to Chapter 56 of the San Francisco Administrative Code and Mission Bay Development Agreement.

(Continued from Regular Meeting of March 24, 1994)

**SPEAKERS: Edith McMillian; Julia Ellis Burns, Mission Bay Project Manager with Catellus; Virginia Conway; Jim Augustina, Catellus Corp.**

**ACTION: Director instructed to issue Certificate of Compliance**

## 12. 93.546R (MONTANA)

400-460 McALLISTER STREET, (SAN FRANCISCO COURTS BUILDING), Lots 2, 3,4 and 5 in Assessor's Block 766, northwest corner of Polk and McAllister Streets - Informational hearing on the proposed design of the project responding to Commission comments received at the March 10, 1994 presentation.

**SPEAKERS: Daniel Michael Hannon, Judge; Bobby Sue Hood, Courts Design Team; John Lee, Courts Design Team; Margaret Vergis**

**ACTION: Presentation complete. No action required**

F. REGULAR CALENDAR

## 13. (EDELIN)

Consideration of Amendments to Articles 2, 3.5A and 9 of the San Francisco Planning Code and Chapter 31 of the Administrative Code to increase fees, modify fees and add new fees relating to Department of City Planning actions, activities and services.

SPEAKERS: Jim Augustino

ACTION: Approved

VOTE: +7 -0

RESOLUTION No: 13668

14. 93.695E (McCORMICK)  
University of California at San Francisco (UCSF) facility at San Francisco General Hospital; 1001 Potrero Street -- Appeal of Preliminary Negative Declaration; east side between 22nd and 23rd Streets, Lot 1 in Assessor's Block 4154. San Francisco General Hospital Medical Center (SFGH) is proposing to make available a site on the SFGH campus for construction of a bio-medical research facility for use by UCSF. The facility would be a four story, approximately 60-foot structure that would contain approximately 125,500 gross square feet of space. Approximately 103,000 square feet of space would be utilized by UCSF for research and 22,000 by SFGH for clinics. The site would be located on the south side of 22nd Street at the site of the existing Parking Lot A and Magnetic Resonance imaging Facility.

(Continued from the Regular Meeting of March 24, 1994)

**SPEAKERS:**

- (pro) Greg Baumbach, Appealant of Neg. Dec; Babbett Drafkee; Harold Laud; Margaret Vergis; Douglas Comstock; Pete Guerraro; Blake Weston  
(con) Mary Ann Balin; Janent Klein; Paul Pendergast; Barbara Sahm, Dept. Staff; Jerry Rankin, SFGH

**ACTION:** Approved. Negative Declaration upheld

**VOTE:** +5 -2; No: Commissioners Fung and Martin

**MOTION No:** 13669

15. 93.271C (ANDRADE)  
8028 GEARY BLVD., north side between 44th and 45th Avenues, Lot 1C in Assessor's Block 1491 -- Request for Conditional Use Authorization to create two new lots, each with less than 25 feet of width, in an RH-1 (House, One Family) District and a 40-X Height and Bulk District.  
**NOTE:** On March 17, 1994, after receiving public testimony, the Commission closed the public hearing and continued this matter to April 14, 1994, by a vote of +6 -0. Commissioner Martin was absent.

**SPEAKERS:** Gabriel Ng

**ACTION:** Intent to approve with conditions. Final action 4/21/94. Public Hearing closed

**VOTE:** +6 -0; **ABSENT:** Commissioner Martin

16. 93.388C (ANDRADE)  
20 ARLINGTON STREET, west side between Randall and Fairmont Streets; Lot 28 in Assessor's Block 6662 - Request for Conditional Use Authorization to allow a residential care facility for more than six persons in the RH-2 (House, Two family) District per Section 309.3(c). The proposal is to expand an existing residential care facility in order to house up to 15 persons.

**SPEAKERS:** Steven Vittal, rep. of project sponsor

**ACTION:** Approved with conditions as modified:

- Exhibit A; #1: replace "addition" with "alteration;
- add #4: language creating a community liaison;
- add #5: language stating unsolvable complaints should go to the Zoning Administrator for violation abatement



VOTE: +7 -0

MOTION No: 13670

17. 93.483C (BERKOWITZ)

736 BRAZIL STREET, southwest corner at Athens Street, Lot 47 in Assessor's Block 6076 - Request for authorization of a Conditional Use to allow for expansion of a religious institution (as permitted by Section 209.3(i) of the Planning Code) in an RH-2 (House, Two Family) District.

**SPEAKERS:**

(pro) Iglesia Santo, pastor of church

(con) Geraldene Schio; Steve Schio; Sherry Willette; Jo Crider; Marcy Sidberry

**ACTION:** Intent to disapprove. Final action 4/21/94. Public Hearing closed

**VOTE:** +7 -0

18. 93.534CV (BERKOWITZ)

1495 - 42ND AVENUE, northwest corner at Kirkham Street, Lot 17 in Assessor's Block 1811 - Request for authorization of a Conditional Use to allow construction of a worship hall (as permitted by Section 209.3(i) of the Planning Code) in an RH-1 (House, One Family) District, and request for Rear yard Variance to construct a worship hall in the required rear yard.

Section 134 of the Planning Code requires a minimum rear yard depth of approximately 25 feet for the subject property, measured from the rear property line. The proposed construction would encroach into the required yard.

**SPEAKERS:**

(pro) Elic Nousscu, project sponsor; Lilia; Marie Bisha; Joe Pasha; Malika Ovichika; Amira Musa; Musa Ukoskvi

(con) Carl Hagam; Frank Dugram; Hallis O'Brian; Calista Shay; Lapiro Rossi; Lori O'Brian; Cathy Gallagher; Frank Haggan; Joline Mayer; Watter Wilson; Nadine Daily

**ACTION:** Following public testimony, the Commission closed the public hearing and continued the matter of the conditional request to 5/12/94. The Zoning Administrator has continued the variance hearing to 5/12/94.

**VOTE:** +7 -0

19. 93.619C (PAEZ)

81 LANSING STREET, between First and Essex Streets, a through lot to Harrison Street, Lot 60 in Assessor's Block 3749 -- Request for authorization of a Conditional Use to demolish an existing 9,000 square foot two story commercial building and construction of a 33 dwelling unit three story over garage residential development with a 595 square foot ground floor commercial space, which exceeds 80 percent site coverage, in an M-1 (Light Industrial) District within the Commercial Subdistrict of the Rincon Hill Special use District with an 84-X Height and Bulk Designation.

**SPEAKERS:** Martin Campo; John Hickman

**ACTION:** Approved with conditions as modified:

**VOTE:** +6 -0; ABSENT: Commissioner Boldridge

**MOTION No:** 13671

**AT APPROXIMATELY 8:30 P.M. THE CITY PLANNING COMMISSION CONVENED INTO A SPECIAL DISCRETIONARY REVIEW HEARING.**



AT APPROXIMATELY 8:30 P.M. THE CITY PLANNING COMMISSION CONVENED INTO A SPECIAL DISCRETIONARY REVIEW HEARING.

20. 93.741D (PASSMORE)  
1531 JUDAH STREET, south side between 20th and 21st Avenues, Lot 34 in Assessor's block 1833 -- Request for Discretionary Review of Building Permit Application No. 9316528 for a vertical and horizontal addition to an existing single-family dwelling and one additional dwelling unit for a total of two dwelling units in an RH-3 (House, Three-Family) District.  
**NOTE:** On March 10, 1994, after receiving public testimony, the Commission continued this matter to April 14, 1994, for AIA Review, by a vote of +5 -0. Commissioners Boldridge and Prowler were absent.

**SPEAKERS:**

- (pro) Mr. Baker, AIA spokesperson; Joyce Chen, engineer for project sponsor; Gary Woo, owner of property in question; unable to get speakers name  
(con) William Zinn, spokesperson for the opposition. Do not feel that the AIA recommendation is not fair; Mr. Flynn; Connie La Compania

**ACTION:** Under Discretionary Review powers, approved as proposed by AIA and modified by this Commission as follows: - southwest master bedroom be cut back in size by four feet on the third level; - overall height lowered by 4.5 feet; & no bay windows

**VOTE:** +5 -0; **ABSENT:** Commissioners Boldridge and Prowler

21. 93.674D (PASSMORE)  
1061 CAPITOL AVENUE, east side between Holloway and Grafton Avenues, Lot 36 in Assessor's Block 6984. Request for Discretionary Review of building permit application No. 9303025 to construct a two story addition to the front of an existing single family dwelling currently one story over garage plus attic. The proposal also involves an extensive alteration of the interior and exterior of the building, an addition to the northern side of the structure, removal of the roof and reconstruction/relocation of the roofline and ridge, increase in height of the rear shed roof to become a flat roof, a new rear stair, and infilling at the ground floor. The subject property is within an RH-1 (Residential, House, One Family) District.

**SPEAKERS:**

- (pro) Richard Durban, DR requestor; Harold Hugassim; Pearl Salvano; Rick Young; Lori Dolly; Lyn York  
(con) Linda Quach, project owner; Frank Do

**ACTION:** Following public testimony, the Commission closed public hearing and continued this matter to 5/19/94

**VOTE:** +5 -0; **ABSENT:** Commissioners Boldridge and Prowler

Adjournment 10:05 p.m.

**THE MINUTES WERE ADOPTION AT THE REGULAR MEETING OF THE CITY PLANNING COMMISSION ON MAY 5, 1994**

**ACTION:** Approved as drafted

**VOTE:** +6 -0; Commissioner Martin absent

NOTE ON APPEALS: Commission action on Conditional Uses and reclassification may be

appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions after Discretionary Review may be appealed to the Board of Permit Appeals within 15 days of actions by the Central Permit Bureau. Call (415) 554-6720 for information. Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision.

NOTE: For information related to any of the above matters, please call Linda Avery, Administrative Secretary, City Planning Commission, at (415) 558-6414.

CPC: 041494S

C55  
#21  
4/21/94  
CV

MINUTES  
OF THE  
SAN FRANCISCO  
CITY PLANNING COMMISSION  
REGULAR MEETING  
THURSDAY  
APRIL 21, 1994  
ROOM 282, CITY HALL  
1:30 P.M.

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**PRESENT:** Commissioners Fung, Boldridge, Levine, Lowenberg, Martin, Prowler and Unobskey

**THE MEETING WAS CALLED TO ORDER BY PRESIDENT UNOBSKEY AT 1:43 P.M.**

**STAFF IN ATTENDANCE:** Lucian Blazej - Director of Planning, Robert Passmore - Zoning Administrator, Linda Avery - Commission Secretary

**A. ITEMS TO BE CONTINUED**

1. 92.639C (McDONALD)  
333 TAYLOR STREET, northeast corner of Ellis and Taylor Streets, Lots 4, 4A, 4B and 5 in Assessor's Block 3241, known as Glide Memorial United Methodist Church -- Request for authorization of a Conditional Use to allow a Planned Unit Development to construct 40 affordable dwelling units with exceptions from Planning Code requirements for rear yard depth, amount of useable open space, dwelling unit exposure, elimination of the parking requirement, exceeding a height of 40 feet in a residential district and exceeding 80 feet of height in an RC-4 (Residential Commercial Combined, High Density) District with an 80-130-T Height and Bulk designation within the North of Market Residential Special Use District (NOMRSUD).  
(Continued from Regular Meeting of February 24, 1994)  
(Proposed for continuance to May 4<sup>th</sup> 19, 1994)

**ACTION:** Continued as amended  
**VOTE:** +6 -0; Absent: Commissioner Fung

**B. PUBLIC COMMENT**

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. **If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.**

(1) Margaret Sigel  
RE: RCC/HCA

- (2) **Marian Aird**  
**RE: RCC/RCA**

C. COMMISSIONERS' QUESTIONS AND MATTERS

**LEVINE:** As a result of the Sunshine Ordinance, suggests that CPC use roll-call vote for accuracy.

(The Commission decided to leave matters as they currently are)

- D. TIER III CASES Informational presentation to the Commission pursuant to Resolution No. 12044; no opposition to the cases has been filed with the Department of City Planning.

2. 1491 - 47th AVENUE, west side between Judah and Kirkham Streets, Lot 13B in Assessor's Block 1806 -- Informational presentation of building permit application No. 9320734 for the construction of a one story rear yard deck and stairs to an existing two story single family dwelling within an RH-1 (Residential, House, One Family) District.

(Continued from Regular Meeting of April 14, 1994)

**ACTION:** No opposition. Approved as proposed

**VOTE:** +7 -0

E. DIRECTOR'S REPORT

3. DIRECTOR'S ANNOUNCEMENTS

- APA Conf. was very successful. The best attended in history of org.
- Presidio--RFQ for use of Letterman's Hospital has been released
- 4/24/94 Earthday celebration at the Presidio
- House Bill HR4078 (Duncan) - sale of ntl. park lands
- Peter Labrie of Dept. staff has resigned--will cont. w/ South Bayshore Plan & fieldtrip
- Draft 1994 Regional Transportation Plan hearings
- The Department's Open House has been re-scheduled from 4/29/94 to 5/13/94 from 5-7 p.m.

4. BOARD OF PERMIT APPEALS/BOARD OF SUPERVISORS REVIEW ON PAST WEEKS EVENTS

BPA: - 417 Stockton (All Seasons Hotel)--denied re-hearing request

- 715 Bush (Cornell Hotel)--changed from 31 to 24 units that must remain residential  
BOS: none

5. (GREEN)  
NEIGHBORHOOD COMMERCIAL DISTRICTS CITYWIDE REPORT. Request to establish a public hearing date.

**SPEAKERS:** none

**ACTION:** Presentation not given. Public Hearing scheduled for 6/23/94

F. CONSIDERATION OF FINDINGS AND FINAL MOTIONS -- PUBLIC HEARING CLOSED

6. 93.271C (ANDRADE)  
8028 GEARY BLVD., north side between 44th and 45th Avenues, Lot 1C in Assessor's Block 1491 -- Request for Conditional Use Authorization to create two new lots, each with less than 25 feet of width, in an RH-1 (House, One Family) District and a 40-X Height and Bulk District.



**NOTE:** On March 17, 1994, after receiving public testimony, the Commission closed the public hearing and continued this matter to April 14, 1994, by a vote of +6 -0. Commissioner Martin was absent.

**NOTE:** On April 14, 1994, following further Commission review and comments, the Commission passed a motion of intent to approve with conditions by a vote of +6 -0. Commissioner Martin was absent.

**SPEAKERS:** Mike Perry, tenant

**ACTION:** Approved with conditions as proposed

**VOTE:** +6 -0; Excused: Commissioner Martin

**MOTION No:** 13672

7. 93.483C (BERKOWITZ)

**736 BRAZIL STREET**, southwest corner at Athens Street, Lot 47 in Assessor's Block 6076 - Request for authorization of a Conditional Use to allow for expansion of a religious institution (as permitted by Section 209.3(i) of the Planning Code) in an RH-2 (House, Two Family) District.

**NOTE:** On April 14, 1994, after receiving public testimony, the Commission closed the public hearing and passed a motion of intent to disapprove by a vote of +7 -0.

**SPEAKERS:** none

**ACTION:** Disapproved as proposed

**VOTE:** +7 -0

**MOTION No:** 13673

F. REGULAR CALENDAR

8. 94.084T (PASSMORE)

**SIGN ORDINANCE TEXT CHANGES PUBLIC HEARING**, Public hearing on proposed amendments to Sections 607(g)(1) and 608.8(e)(5) to allow replacing and notification of certain existing non-complying business wall signs in C-3 (Downtown Commercial) and Market Street Special Sign Districts.

(Continued from Regular Meeting of March 17, 1994)

**SPEAKERS:** Robert McCarthy, rep. of Shorinstein Co.; Kristeen Vesco, Air Touch Communications; Michael Laboe, Shorinstein Co.

**ACTION:** Approved

**VOTE:** +7 -0

**RESOLUTION No:** 13674

9. 92.511C (NIXON)

**1444 GREEN STREET**, north side between Polk Street and Van Ness Avenue, Lot 4 in Assessor's Block 547 -- Request for authorization of a Conditional Use to permit development of a lot containing more than 10,000 square feet in area (Section 723.11) and exceptions from bulk limits (Section 271) for a new building designed for property located within the Polk Neighborhood Commercial District and a 65-A Height and Bulk District. The proposal building would contain up to 43 dwelling units on six stories above parking.

(Continued from Regular Meeting of February 17, 1994)

**NOTE:** This proposal has been modified since the continuation on February 17, 1994. The proposal now contains 39 dwelling units in seven stories above one level of parking. The height of the project has not changed.



**NOTE:** On March 24, 1994, after receiving public testimony, the Commission closed the public hearing and continued this matter to April 21, 1994, by a vote of +5 -0. Absent Commissioners Boldridge and Martin have been provided with a copy of the hearing tape for review prior to action.

**SPEAKERS:** none

**ACTION:** Approved with conditions as proposed

**VOTE:** +6 -1; No: Commissioner Fung

**MOTION No:** 13675

10. 93.559C **PUBLIC HEARING CLOSED** (PEARL)  
4013-4015A - 24th STREET, south side between Noe and Castro Streets; Lot 32 in Assessor's Block 6507 -- Request for authorization of Conditional Use under Section 186.1.(b) of the Planning Code to expand an existing full service restaurant in the 24th Street-Noe Valley Neighborhood Commercial Zoning District and a 40-X Height and Bulk District.  
A rear yard variance is also required to build a 171 square foot deck addition at the front of the rear yard structure.

(Continued from the Regular Meeting of March 17, 1994)

**SPEAKERS:** (pro) Van Ly, Project Architect; (con) Dan Duncan

**ACTION:** Intent to approve with conditions. Final action 4/28/94

**VOTE:** +5 -0; Excused: Lowenberg; Absent: Boldridge

**AT APPROXIMATELY 3:55 P.M. THE CITY PLANNING COMMISSION CONVENED INTO A SPECIAL DISCRETIONARY REVIEW HEARING.**

11. 93.561D (PASSMORE)  
3310 BAKER STREET, Request for Discretionary Review on Building Permit No. 9306133 to construct a third story addition to the existing two story single-family dwelling in an RH-1 (House, Single-Family) district.

(Continued from the Regular Meeting of March 17, 1994, pending AIA review)

**SPEAKERS:** Gabriel Ng, Project Architect; Warner Schmalz, AIA Panel Chair; (con) Tom Clothier, Neve Stevens, Angelo Daprano

**ACTION:** Approved as proposed with AIA modifications

**VOTE:** +4 -1; No: Unobskey; Excused: Martin; Absent: Prowler

12. 93.662D (PASSMORE)  
1375 MONTEREY BOULEVARD, west side between Northgate and Westgate Drives, Lot 16 in Assessor's Block 3273 - Staff initiated request for Discretionary Review of Building Permit Application No. 9314624 for the erection of a non-commercial parabolic dish satellite-receiving antennae, approximately 7 feet in diameter and visible from the east side of Monterey Boulevard. The property is within an RH-1(D) (House, One-Family, Detached) District.  
(Continued from Regular Meeting of March 10, 1994)

**SPEAKERS:** none

**ACTION:** Project withdrawn

13. 94.043D (PASSMORE)  
1623 - 37TH AVENUE, west side between Lawton and Moraga Streets, Lot 2A in Assessor's Block 1906 -- Request for Discretionary Review of building permit application No. 9321917 for a two story rear horizontal addition to a single family dwelling in an RH-1 (House, One Family) District.

**SPEAKERS:**

(con) Lucien Saragossa, DR requestor; Keith Venta; Justin Garsia  
(pro) Joyce Chong, Project Engineer; Ben Wong, Project owner; Brady

**ACTION:** Continued to 6/23/94 to allow time for possible re-design and neighborhood interaction.

**VOTE:** +6 -0; Absent: Commissioner Prowler

14. 94.037D (PASSMORE)  
4664 - 19TH STREET, north side between Yukon Street and Clover Lane, Lot 32 in Assessor's Block 2700 -- Request for Discretionary Review of building permit application No. 9317501 for the installation of a rooftop satellite dish that is 10 feet high and 10 feet in diameter in an RH-2 (House, Two Family) District.

**SPEAKERS:** none

**ACTION:** Approved as proposed

**VOTE:** +6 -0; Absent: Prowler

Adjournment -- 5:40 p.m.

**THE DRAFT MINUTES ARE PROPOSED FOR ADOPTION AT THE REGULAR MEETING OF THE CITY PLANNING COMMISSION ON MAY 5, 1994**

**ACTION:** Approved as drafted

**VOTE:** +6 -0; Commissioner Martin absent

NOTE ON APPEALS: Commission action on Conditional Uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions after Discretionary Review may be appealed to the Board of Permit Appeals within 15 days of actions by the Central Permit Bureau. Call (415) 554-6720 for information. Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision.

NOTE: For information related to any of the above matters, please call Linda Avery, Administrative Secretary, City Planning Commission, at (415) 558-6414.

CPC: 042194S



4/28/94  
MINUTES OF SPECIAL JOINT MEETING  
CITY PLANNING COMMISSION  
AND  
RECREATION AND PARK COMMISSION  
THURSDAY, APRIL 28, 1994  
ROOM 282, CITY HALL  
1:30 P.M.

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**City Planning Commissioners**

**PRESENT:** Commissioners Fung, Lowenberg, Martin, Prowler, Levine, Boldridge  
**ABSENT:** Commissioner Unobskey

**Recreation and Park Commissioners**

**PRESENT:** Commissioners Immendorf, Mazzola, Chan, Farrow, Rovetti, Ruiz, Sommer

The meeting was called to order by President Immendorf of Recreation and Park Commission at 1:40 p.m.

**STAFF IN ATTENDANCE:** Lucian Blazej - Director of Planning, Stephen Shotland, Eva Liebermann, Linda Avery - Commission Secretary

**A. SPECIAL CALENDAR**

1. 94.118M (SHOTLAND)  
AMENDMENT OF THE RECREATION AND OPEN SPACE ELEMENT OF THE MASTER PLAN -- Consideration of a proposal to amend the Recreation and Open Space Element of the Master Plan by revising Map4, "The Citywide Recreation and Open Space Plan," to add three sites to the category "Proposed Public Open Space, Acquire for or Convert to Public Open Space." The following sites are proposed to be added:
  - Brooks Park-Adjacent Property  
Acquisition through long term lease of San Francisco Unified School District property [a portion of Jose Ortega school site] to enlarge adjoining Brooks Park. [Assessor's Block 7073, lot 50; AB 7074, lot 49; AB 7075, lot 56]
  - Brooks Park-Adjacent Property  
Acquisition of three privately owned parcels adjacent to San Francisco Unified School District property [Assessor's Block 7075, lots 34, 35, and 36]
  - Lessing-Sears lot  
Acquisition of one lot immediately adjacent to a minipark at the intersection of Lessing and Sears streets. [Assessor's Block 7160, lot 1]

**NOTE:** Item 1 is for consideration by the Planning Commission only.

**SPEAKERS:**

(pro): Peter; Ronnie Lawson; Clair Isacs

**ACTION:** Approved

**VOTE:** +6 -0; Absent Unobskey

**RESOLUTION No.:** 13676

2. 94.117R (SHOTLAND)  
San Francisco Open Space Acquisition and Park Renovation Fund 1994-1995  
(Proposition E) -- Consideration of the 1994-1995 San Francisco Open Space Acquisition and Park Renovation Budget. At this meeting, the General Manager of the Recreation and Park Department will present a report recommending expenditures from the San Francisco Park and Open Space Program, Fiscal Year 1994-1995.

**SPEAKERS:**

(pro): Peter; Ronnie Lawson; Clair Isacs

**ACTION:** Approved

**VOTE:** +6 -0; Absent Unobskey

**RESOLUTION No.:** 13677

**B. PUBLIC COMMENT**

At this time, members of the public may address the Commissions on items that are within the subject matter jurisdiction of the City Planning Commission and the Recreation and Park Commission. Members of the public may address the Commissions for up to three minutes. **The President or chairperson may limit the total testimony to 30 minutes.**

**SPEAKERS:** Edith McMillian

**RE:** Winding a road in Golden Gate Park

Adjournment

**THE DRAFT MINUTES ARE PROPOSED FOR ADOPTION AT THE REGULAR MEETING OF THE CITY PLANNING COMMISSION ON MAY 12, 1994**

**ACTION:** Approved as drafted

**VOTE:** +7 -0



MINUTES  
OF THE  
SAN FRANCISCO  
CITY PLANNING COMMISSION  
REGULAR MEETING

THURSDAY  
APRIL 28, 1994  
ROOM 282, CITY HALL  
3:30 P.M.

**PRESENT:** Commissioners Fung, Boldridge, Levine, Lowenberg, Martin, Prowler

**ABSENT:** Commissioner Unobskey

**THE MEETING WAS CALLED TO ORDER BY VICE PRESIDENT FUNG AT 1:38 P.M.**

**STAFF IN ATTENDANCE:** Lucian Blazej - Director of Planning, Robert Passmore - Zoning Administrator, Berry Pearl, Jim Miller, Linda Avery - Commission Secretary

**A. ITEMS TO BE CONTINUED**

1. 94.006D (PASSMORE)  
2366 - 48TH AVENUE, east side between Santiago and Taraval Streets, Lot 31 in Assessor's Block 2376 -- Request for Discretionary Review of building permit application No. 9307387 for a single story vertical addition to an existing two story single family dwelling in an RH-1 (House, One Family) District. The project proposes a single story vertical addition for a new building height of three stories or approximately 32 feet. The project also proposes facade alterations.  
(Proposed for continuance to June 2, 1994)

**ACTION:** Continued as proposed

**VOTE:** +6 -0

2. 93.272C (NISHIMURA)  
1100 SANCHEZ STREET, southwest corner of 24th Street, Lot 1 in Assessor's Block 6508. Request for Conditional Use Authorization to legalize the conversion of a second story dwelling unit to a Medical Service or a Business or Professional Service office in the 24th Street - Noe Valley Neighborhood Commercial District, 40-X Height and Bulk District, pursuant to Planning Code Sections 179(f) and 728.38.  
(Continued from Regular Meeting of March 17, 1994)  
(Proposed for continuance to ~~June 16~~ May 5, 1994)

**ACTION:** Continued as amended

**VOTE:** +5 -1

**NO:** Commissioner Fung

**ABSENT:** Commissioner Unobskey

3. 94.102D (PASSMORE)  
1365 - 4TH AVENUE, west side of 4th Avenue between Irving Street and parrassus Avenue, Lot 16 in Assessor's Block 1759 -- Request for Discretionary Review of

Building Permit Application No. 9320759 for construction of a two story deck and stair addition at the rear of an existing single family dwelling in an RH-2 (House, Two Family) District.

(Proposed for continuance to May 12, 1994)

**ACTION:** Continued as proposed

**VOTE:** +6 -0

4. 92.711C (NISHIMURA)  
3632-36 SACRAMENTO STREET, north side between Locust and Spruce Streets, Lot 9 in Assessor's Block 1011, Sacramento Street Neighborhood Commercial District. Request for authorization of conditional use to legalize the expansion of a Full Service Restaurant (defined in Planning Code Section 790.92) into the basement and rear residential cottage, and the addition of rear outdoor dining area pursuant to Planning Code Sections 724.24, 724.42, 178(c) and 303.  
(Continued from Regular Meeting of March 24, 1994)  
(Proposed for continuance to May 12, 1994)

**ACTION:** Continued as proposed

**VOTE:** +6 -0

5. 93.537E (McCORMICK)  
2299 MARKET STREET (THE LIFE CENTER) - Appeal of Preliminary Negative Declaration, southeast corner of Noe and 16th Streets at Market Street, Lot 91 in Assessor's Block 3564, former site of a Trinity Methodist Church. Construct a five story, approximately 35,000 gross square foot structure, with one below grade level, at the former site of the Trinity Methodist Church. The project would contain space for a variety of non-profit AIDS/HIV service providers, assembly space for church and non-church activities, and non-profit and for-profit retail space. There would be a total of approximately 20,800 net rentable floor space. Remaining gross building area would be devoted to building core/circulation and mechanical space. No parking would be provided.  
(Proposed for continuance to June 23, 1994)

**ACTION:** Continued as proposed

**VOTE:** +6 -0

#### B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. **If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.**

- (1) Steve Vettel

**RE:** Zoning Administrator ruling on noise levels in certain zoning districts.

- (2) Michael Adams  
RE: Zoning Administrator ruling on noise levels in certain zoning districts.
- (3) Edith McMillan  
RE: 162 - 37th Avenue/Demolitions and alterations
- (4) Anita Theoharris  
RE: RCA's/RCC
- (5) Mary Ann Miller  
RE: RCA's/RCC
- (6) Norman Roth  
RE: RCC/RCA - One for one parking

C. COMMISSIONERS' QUESTIONS AND MATTERS

**LOWENBERG:** Bayview Plan—when will it be calendared before the Commission?  
**PROWLER:** Requiring Speakers to use Speakers Cards  
Suggestion Box for DCP  
**LEVINE:** Hearing on RCA

- D. TIER III CASES Informational presentation to the Commission pursuant to Resolution No. 12044; no opposition to the cases has been filed with the Department of City Planning.

6. 451 JUSTIN DRIVE, Informational presentation of building permit application No. 9401687 for the construction of a two story, rear addition, landing and stairs.

**ACTION:** No opposition. Approved as proposed

**VOTE:** +6 -0

**ABSENT:** Commissioner Unobskey

E. DIRECTOR'S REPORT

7. DIRECTOR'S ANNOUNCEMENTS

- The Director announced that he will not be at the hearing next week, but will listen to the hearing tapes.

8. BOARD OF PERMIT APPEALS/BOARD OF SUPERVISORS REVIEW ON PAST WEEKS EVENTS

BPA: NONE

BOS: NONE

F. CONSIDERATION OF FINDINGS AND FINAL MOTIONS -- PUBLIC HEARING CLOSED

9. 93.559C (PEARL)  
4013-4015A - 24th STREET, south side between Noe and Castro Streets; Lot 32 in Assessor's Block 6507 -- Request for authorization of Conditional Use under Section 186.1.(b) of the Planning Code to expand an existing full service restaurant in the 24th Street-Noe Valley Neighborhood Commercial Zoning District and a 40-X Height and Bulk District.  
A rear yard variance is also required to build a 171 square foot deck addition at the front of the rear yard structure.  
(Continued from the Regular Meeting of April 21, 1994)

**NOTE:** On April 21, 1994, after receiving further testimony, the Commission passed a motion of intent to approve with conditions by a vote of +5 -0. Commissioner Boldridge absent. Commissioner Lowenberg excused. Final action by the Commission scheduled 4/28/94.

**SPEAKERS:** None

**ACTION:** Approved with conditions as drafted

**VOTE:** +4 -0

**EXCUSED:** Commissioners Boldridge and Lowenberg

**ABSENT:** Commissioner Unobskey

**MOTION No.:** 13679

## G. REGULAR CALENDAR

**NOTE:** This item was heard prior to #9.

10. 94.003C

(MILLER)

7070 CALIFORNIA STREET north side between 32nd Avenue and Lincoln Park with additional frontage on 32nd Avenue and on El Camino del Mar, Lots 9 and 37 in Assessor's Block 1392 -- Request for authorization of a **CONDITIONAL USE** for a **PLANNED UNIT DEVELOPMENT** to permit **EXPANSION** of and **MODIFICATIONS** to a private **ELEMENTARY SCHOOL** (Katherine Delmar Burke School), in an **RH-1(D)** (House, One-Family Detached Dwellings) District.

(Continued from Regular Meeting of April 14, 1994)

**SPEAKERS:** Barbara Kempar, President of School; Norman Condi, Lincoln Park Neighborhood Association

**ACTION:** Approved with conditions as modified: "Exhibit C," line 2, add at the first ref. to Exhibit C--prepared by ROMA Design Group and dated March 24, 1994--to make it clear which plans are being referenced

**VOTE:** +5 -0

**ABSENT:** Commissioners Prowler and Unboskey

**MOTION No.:** 13678

11. 93.723C

(PEARL)

45 FARALLONES, south side between San Jose and Plymouth Avenues; Lot 53 in Assessor's Block 7108: -- Request for authorization of Conditional Use to convert a former church rectory (group housing, religious order) to a residential care facility for up to 24 persons in 11 bedrooms under Section 209.3.(c) of the Planning Code in an **RH-1** (House, One-Family) District in a **40-X** Height and Bulk District.

(Continued from Regular Meeting of March 17, 1994)

**SPEAKERS:**

- (pro): Alfonso Alcomparo, Walden House; Harold Hoagasian, OMI; Ernest Brown, Walden House; Aturo, Walden House; Melisa Haffer, Walden House; Robert Label, Walden House; Tiante Scott, Walden House resident; Jason Franks, Walden House resident; Leslie Ann, Walden House resident; Samuel Smith, Parent of resident; Ann Brown, Walden House ex-resident; Karen, community resident; Hal Waterman, community resident
- (con): Velma Wells, neighborhood resident; Mayra Gomez, community resident; Helen Williams, community resident; Ana Argie, community resident;



Susie Lucas, community resident; Max Chenier; Rosa Hammork; Patricia Voughe

**ACTION:** Continued to June 2, 1994

**VOTE:** +6 -0

**ABSENT:** Commissioner Unobskey

### SPECIAL DISCRETIONARY REVIEW HEARING

**NOTICE** AT APPROXIMATELY 5:00 P.M. THE CITY PLANNING COMMISSION CONVENED INTO A SPECIAL DISCRETIONARY REVIEW HEARING.

12. 93.622DDD (PASSMORE)  
4333 - 26TH STREET, Lot 28 in Assessor's Block 6561 -- Request for Discretionary Review on Building Permit No. 9313593 for legalization of previous construction at rear of house and addition of a second story in an RH-1 (One Family) zoning district.

**SPEAKERS:**

(pro): Paul Melbastat, representative of project sponsor; Leash Rash, project architect

(con): Sue Hestor, representative of DR requestor; Stanley Gavenger; Paul Rubenfeld; Judy Valisticigo; Elizabeth Smith-Rubenfeld

**ACTION:** Approved. Moving addition to middle

**VOTE:** +5 -0

**ABSENT:** Commissioners Prowler and Unobskey

13. 94.103D (PASSMORE)  
1786 - 10TH AVENUE, east side of 10th Avenue between Moraga and Noriega Streets, Lot 16B in Assessor's Block 2040 -- Request for Discretionary Review of building permit application No. 9400516 for a single story vertical addition to an existing single family dwelling in an RH-1 (House, One Family) District.

**SPEAKERS:**

(pro): Roland Paul, ADDAD (project sponsor); James Hill, project architect

(con): Marian Nail, DR requestor; Sidney Pine; Alice Pine; Andrew Ray; Virginia Ray; Josephine Lopez; Malcolm Rogers; Vera Marensick; Marty Ramp; Karen Ashley; Audrey Scherman; Martin Letter

**ACTION:** Public Hearing Closed. Approved scheme C with additional reduction to the rear

**VOTE:** +4 -1

**NO:** Commissioner Martin

**ABSENT:** Commissioners Prowler and Unobskey

Adjournment: 8:20 p.m.

THE DRAFT MINUTES ARE PROPOSED FOR ADOPTION AT THE REGULAR MEETING OF THE CITY PLANNING COMMISSION ON MAY 12, 1994

**ACTION:** Approved as drafted

**VOTE:** +7 -0



NOTE ON APPEALS: Commission action on Conditional Uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions after Discretionary Review may be appealed to the Board of Permit Appeals within 15 days of actions by the Central Permit Bureau. Call (415) 554-6720 for information. Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision.

NOTE: For information related to any of the above matters, please call Linda Avery, Administrative Secretary, City Planning Commission, at (415) 558-6414.

CPC: 042894S

#### ACCESSIBLE MEETING POLICY

Hearings will be held at City Hall, 400 Van Ness Avenue, Room 282, Second Floor, San Francisco, CA. Accessible seating for persons with disabilities (including those using wheelchairs) will be available. The closest accessible BART Station is the Civic Center Station located at the intersection of Market, Hyde, and Grove Streets. Accessible MUNI lines serving City Hall are 42 Downtown Loop, 9 San Bruno and 7 Halght/Norlega. Accessible MUNI Metro lines are the J,K,L,M and N. Accessible curb side parking has been designated at points around the perimeter of City Hall. American sign language interpreters and/or a sound enhancement system will be available upon request by contacting Milton Edelin at 415 558-6410 at least 72 hours prior to a hearing. Individuals with severe allergies, environmental illness, multiple chemical sensitivity or related disabilities should call our accessibility hotline at 415 554-8925 to discuss meeting accessibility. In order to assist the City's efforts to accommodate such people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical based products. Please help the City to accommodate these individuals.

221  
4/28/94

DRAFT MINUTES  
OF THE  
SAN FRANCISCO  
CITY PLANNING COMMISSION  
REGULAR MEETING

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THURSDAY

APRIL 28, 1994

ROOM 282, CITY HALL

3:30 P.M.

**PRESENT:** Commissioners Fung, Boldridge, Levine, Lowenberg, Martin, Prowler

**ABSENT:** Commissioner Unobskey

**THE MEETING WAS CALLED TO ORDER BY VICE PRESIDENT FUNG AT 1:38 P.M.**

**STAFF IN ATTENDANCE:** Lucian Blazej - Director of Planning, Robert Passmore - Zoning Administrator, Berry Pearl, Jim Miller, Linda Avery - Commission Secretary

**A. ITEMS TO BE CONTINUED**

1. 94.006D (PASSMORE)  
2366 - 48TH AVENUE, east side between Santiago and Taraval Streets, Lot 31 in Assessor's Block 2376 -- Request for Discretionary Review of building permit application No. 9307387 for a single story vertical addition to an existing two story single family dwelling in an RH-1 (House, One Family) District. The project proposes a single story vertical addition for a new building height of three stories or approximately 32 feet. The project also proposes facade alterations.  
(Proposed for continuance to June 2, 1994)

**ACTION:** Continued as proposed

**VOTE:** +6 -0

2. 92.272C (NISHIMURA)  
1100 SANCHEZ STREET, southwest corner of 24th Street, Lot 1 in Assessor's Block 6508. Request for Conditional Use Authorization to legalize the conversion of a second story dwelling unit to a Medical Service or a Business or Professional Service office in the 24th Street - Noe Valley Neighborhood Commercial District, 40-X Height and Bulk District, pursuant to Planning Code Sections 179(f) and 728.38. (Continued from Regular Meeting of March 17, 1994)  
(Proposed for continuance to ~~June 16~~ May 5, 1994)

**ACTION:** Continued as amended

**VOTE:** +5 -1

**NO:** Commissioner Fung

**ABSENT:** Commissioner Unboskey

3. 94.102D (PASSMORE)  
1365 - 4TH AVENUE, west side of 4th Avenue between Irving Street and Parnassus, Lot 16 in Assessor's Block 1759 -- Request for Discretionary Review of

Building Permit Application No. 9320759 for construction of a two story deck and stair addition at the rear of an existing single family dwelling in an RH-2 (House, Two Family) District.

(Proposed for continuance to May 12, 1994)

**ACTION:** Continued as proposed

**VOTE:** +6 -0

4. 92.711C (NISHIMURA)  
3632-36 SACRAMENTO STREET, north side between Locust and Spruce Streets, Lot 9 in Assessor's Block 1011, Sacramento Street Neighborhood Commercial District. Request for authorization of conditional use to legalize the expansion of a Full Service Restaurant (defined in Planning Code Section 790.92) into the basement and rear residential cottage, and the addition of rear outdoor dining area pursuant to Planning Code Sections 724.24, 724.42, 178(c) and 303.  
(Continued from Regular Meeting of March 24, 1994)  
(Proposed for continuance to May 12, 1994)

**ACTION:** Continued as proposed

**VOTE:** +6 -0

5. 93.537E (McCORMICK)  
2299 MARKET STREET (THE LIFE CENTER) - Appeal of Preliminary Negative Declaration, southeast corner of Noe and 16th Streets at Market Street, Lot 91 in Assessor's Block 3564, former site of a Trinity Methodist Church. Construct a five story, approximately 35,000 gross square foot structure, with one below grade level, at the former site of the Trinity Methodist Church. The project would contain space for a variety of non-profit AIDS/HIV service providers, assembly space for church and non-church activities, and non-profit and for-profit retail space. There would be a total of approximately 20,800 net rentable floor space. Remaining gross building area would be devoted to building core/circulation and mechanical space. No parking would be provided.  
(Proposed for continuance to June 23, 1994)

**ACTION:** Continued as proposed

**VOTE:** +6 -0

**B. PUBLIC COMMENT**

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. **If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.**

- (1) Steve Vettel

**RE: Zoning Administrator ruling on notes**

- (2) Michael Adams  
RE: Zoning Administrator ruling on noise levels in certain zoning districts.
- (3) Edith McMillan  
RE: 16 2 37th Avenue/ and alterations
- (4) Anita Theoharris  
RE: RCA's/RCC
- (5) Mary Ann Miller  
RE: RCA's/RCC
- (6) Norman Roth  
RE: RCC/RCA - One for one parking

C. COMMISSIONERS' QUESTIONS AND MATTERS

LOWENBERG: Bay  
PROWLER: Requiring Speakers to use Speakers Cards  
Suggestion Box for DCP  
LEVINE: Hearing on RCA

- D. TIER III CASES Informational presentation to the Commission pursuant to Resolution No. 12044; no opposition to the cases has been filed with the Department of City Planning.

6. 451 JUSTIN DRIVE, Informational presentation of building permit application No. 9401687 for the construction of a two story, rear addition, landing and stairs.

**ACTION: No opposition. Approved as proposed**

**VOTE: +6 -0**

**ABSENT: Commissioner Unobskey**

E. DIRECTOR'S REPORT

7. DIRECTOR'S ANNOUNCEMENTS

8. BOARD OF PERMIT APPEALS/BOARD OF SUPERVISORS REVIEW ON PAST WEEKS EVENTS

BPA: NONE

BOS: NONE

F. CONSIDERATION OF FINDINGS AND FINAL MOTIONS -- PUBLIC HEARING CLOSED

9. 93.559C (PEARL)  
4013-4015A - 24th STREET, south side between Noe and Castro Streets; Lot 32 in Assessor's Block 6507 -- Request for authorization of Conditional Use under Section 186.1(b) of the Planning Code to expand an existing full service restaurant in the 24th Street-Noe Valley Neighborhood Commercial Zoning District and a 40-X Height and Bulk District.

A rear yard variance is also required to build a 171 square foot deck addition at the front of the rear yard structure.

(Continued from the Regular Meeting of April 21, 1994)



**NOTE:** On April 21, 1994, after receiving further testimony, the Commission passed a motion of intent to approve with conditions by a vote of +5 -0. Commissioner Boldridge absent. Commissioner Lowenberg excused. Final action by the Commission scheduled 4/28/94.

**SPEAKERS:** None

**ACTION:** Approved with conditions

**VOTE:** +4 -0

**EXCUSED:** Commissioners Boldridge and Lowenberg

**ABSENT:** Commissioner Unobskey

**MOTION No.:** 13679

#### G. REGULAR CALENDAR

**NOTE:** This item was heard prior to #9.

10. 94.003C

(MILLER)

7070 CALIFORNIA STREET north side between 32nd Avenue and Lincoln Park with additional frontage on 32nd Avenue and on El Camino del Mar, Lots 9 and 37 in Assessor's Block 1392 -- Request for authorization of a CONDITIONAL USE for a PLANNED UNIT DEVELOPMENT to permit EXPANSION of and MODIFICATIONS to a private ELEMENTARY SCHOOL (Katherine Delmar Burke School), in an RH-1(D) (House, One-Family Detached Dwellings) District.

(Continued from Regular Meeting of April 14, 1994)

**SPEAKERS:** Barbara Kempar, President of School; Norman Condi, Lincoln Park Neighborhood Association

**ACTION:** Approved with conditions as modified

**VOTE:** +5 -0

**ABSENT:** Commissioners Prowler and Unboskey

**MOTION No.:** 13678

11. 93.723C

(PEARL)

45 FARALLONES, south side between San Jose and Plymouth Avenues; Lot 53 in Assessor's Block 7108: -- Request for authorization of Conditional Use to convert a former church rectory (group housing, religious orders) to a residential care facility for up to 24 persons in 11 bedrooms under Section 209.3(c) of the Planning Code in an RH-1 (House, One-Family) District in a 40-X Height and Bulk District.

(Continued from Regular Meeting of March 17, 1994)

**SPEAKERS:**

- (pro): Alfonse Alcomparo, Walden House; Harold Hoagasian, OMI; Ernest Brown, Walden House; Aturo, Walden House; Melisa Haffer, Walden House; Robert Label, Walden House; Tiantie Scott, Walden House resident; Jason Franks, Walden House resident; Leslie Ann, Walden House resident; Samuel Smith, Parent of resident; Ann Brown, Walden House ex-resident; Karen, community resident; Hal Waterman, community resident
- (con): Velma Wells, neighborhood resident; Mayra Gomez, community resident; Helen Williams, community resident; Ana Argie, community resident; Susie Lucas, community resident; Max Chenier; Rosa Hammock; Patricia Voughe

Continued to June 2, 1994



**VOTE:** +6 -0

**ABSENT:** Commissioner Unobskey

**SPECIAL DISCRETIONARY REVIEW HEARING**

**NOTICE** AT APPROXIMATELY 5:00 P.M. THE CITY PLANNING COMMISSION CONVENED INTO A SPECIAL DISCRETIONARY REVIEW HEARING.

12. 93.622DDD (PASSMORE)  
4333 - 26TH STREET, Lot 28 in Assessor's Block 6561 -- Request for Discretionary Review on Building Permit No. 9313593 for legalization of previous construction at rear of house and addition of a second story in an RH-1 (One Family) zoning district.

**SPEAKERS:**

(pro): Paul Melbastat, representative of project sponsor; Leash Rash, project architect

(con): Sue Hestor, representative of DR requestor; Stanley Gavenger; Paul Rubenfeld; Judy Valisticgo; Elizabeth Smith-Rubenfeld

**ACTION:** Approved. Moving addition to middle

**VOTE:** +5 -0

**ABSENT:** Commissioners Prowler and Unobskey

13. 94.103D (PASSMORE)  
1786 - 10TH AVENUE, east side of 10th Avenue between Moraga and Noriega Streets, Lot 16B in Assessor's Block 2040 -- Request for Discretionary Review of building permit application No. 9400516 for a single story vertical addition to an existing single family dwelling in an RH-1 (House, One Family) District.

**SPEAKERS:**

(pro): Roland Paul, ADDAD (project sponsor); James Hill, project architect

(con): Marian Nail, DR requestor; Sidney Pine; Alice Pine; Andrew Ray; Virginia Ray; Josephine Lopez; Malcolm Rogers; Vera Marensick; Marty Ramp; Karen Ashley; Audrey Scherman; Martin Letter

**ACTION:** Public Hearing Closed. Approved scheme C with additional reduction to the rear

**VOTE:** +4 -1

**NO:** Commissioner Martin

**ABSENT:** Commissioners Prowler and Unobskey

Adjournment: 8:20 p.m.

NOTE ON APPEALS: Commission action on Conditional Uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions after Discretionary Review may be appealed to the Board of Permit Appeals within 15 days of actions by the Central Permit Bureau. Call (415) 554-6720 for

information. Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision.

NOTE: For information related to any of the above matters, please call Linda Avery, Administrative Secretary, City Planning Commission, at (415) 558-6414.

CPC: 042894

#### ACCESSIBLE MEETING POLICY

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**DRAFT MINUTES OF SPECIAL JOINT MEETING  
CITY PLANNING COMMISSION  
AND  
RECREATION AND PARK COMMISSION  
THURSDAY, APRIL 28, 1994  
ROOM 282, CITY HALL  
1:30 P.M.**

**City Planning Commissioners**

**PRESENT:** Commissioners Fung, Lowenberg, Martin, Prowler, Levine, Boldridge  
**ABSENT:** Commissioner Unobskey

**Recreation and Park Commissioners**

**PRESENT:** Commissioners Immendorf, Mazzola, Chan, Farrow, Rovetti, Ruiz, Sommer

The meeting was called to order by President Immendorf of Recreation and Park Commission at 1:40 p.m.

**STAFF IN ATTENDANCE:** Lucian Blazej - Director of Planning, Robert Passmore - Zoning Administrator, Steve Shotland, Eva Liebermann, Linda Avery - Commission Secretary

**A. SPECIAL CALENDAR**

1. 94.118M (SHOTLAND)  
AMENDMENT OF THE RECREATION AND OPEN SPACE ELEMENT OF THE MASTER PLAN -- Consideration of a proposal to amend the Recreation and Open Space Element of the Master Plan by revising Map4, "The Citywide Recreation and Open Space Plan," to add three sites to the category "Proposed Public Open Space, Acquire for or Convert to Public Open Space." The following sites are proposed to be added:
  - Brooks Park-Adjacent Property  
Acquisition through long term lease of San Francisco Unified School District property [a portion of Jose Ortega school site] to enlarge adjoining Brooks Park. [Assessor's Block 7073, lot 50; AB 7074, lot 49; AB 7075, lot 56]
  - Brooks Park-Adjacent Property  
Acquisition of three privately owned parcels adjacent to San Francisco Unified School District property [Assessor's Block 7075, lots 34, 35, and 36]
  - Lessing-Sears lot  
Acquisition of one lot immediately adjacent to a minipark at the intersection of Lessing and Sears streets. [Assessor's Block 7160, lot 1]

**NOTE:** Item 1 is for consideration by the Planning Commission only.

**SPEAKERS:**

(pro): Peter; Ronnie Lawson; Clair Isaac

**ACTION:** Approved

**VOTE:** +6 -0; Absent: [unclear]

**MOTION No.: 13676**

2. 94.117R (SHOTLAND)  
San Francisco Open Space Acquisition and Park Renovation Fund 1994-1995 (Proposition E) -- Consideration of the 1994-1995 San Francisco Open Space Acquisition and Park Renovation Budget. At this meeting, the General Manager of the Recreation and Park Department will present a report recommending expenditures from the San Francisco Park and Open Space Program, Fiscal Year 1994-1995.

**SPEAKERS:**

(pro): Peter; Ronnie Lawson; Clair Isacs

**ACTION:** Approved

**VOTE:** +6 -0; Absent Unobskey

**MOTION No.: 13677**

**B. PUBLIC COMMENT**

At this time, members of the public may address the Commissions on items that are within the subject matter jurisdiction of the City Planning Commission and the Recreation and Park Commission. Members of the public may address the Commissions for up to three minutes. **The President or chairperson may limit the total testimony to 30 minutes.**

**SPEAKERS:** Edith McMillian

**RE:** Winding a road in Golden Gate Park

Adjournment

611  
#21  
5/21/94

DRAFT MINUTES  
OF THE  
SAN FRANCISCO  
CITY PLANNING COMMISSION  
REGULAR MEETING

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THURSDAY  
MAY 12, 1994  
ROOM 282, CITY HALL  
1:30 P.M.

**PRESENT:** Commissioners Boldridge, Fung, Levine, Lowenberg, Martin, Prowler, & Unobskey

**THE MEETING WAS CALLED TO ORDER BY PRESIDENT UNOBSKEY AT 1:40 P.M.**

**STAFF IN ATTENDANCE:** Lucian Blazej - Director of Planning, Robert Passmore - Zoning Administrator, Milt Edelin, Jim McCormick, Vincent Marsh, Susana Montana, Linda Avery - Commission Secretary

**A. ITEMS TO BE CONTINUED**

1. 94.108C (ANDRADE)  
914 DIVISADERO, Assessor's Block 1155, Lot 18, east side between Golden Gate Avenue and McAllister Street - Request for Conditional Use Authorization to establish group housing with no off street parking spaces when three spaces are required in the NC-2 (Small Scale Neighborhood Commercial) District.  
(Proposed for Continuance to May 12 19, 1994)

**ACTION:** Continued as corrected

**VOTE:** +7 -0

2. 93.508C (HING)  
PIER 7-1/2, THE EMBARCADERO, between Broadway and Vallejo Streets -- Request for Conditional Use Authorization to allow expansion of an existing full service restaurant, demolition and replacement of an adjacent pier for outdoor dining/seating and public access and reduce the off-street parking requirement within an M-1 (Light Industrial) District and Northern Waterfront Special Use District No. 1.  
(Continued from Regular Meeting of April 14, 1994)  
(Proposed for continuance to June 2, 1994)

**ACTION:** Continued as proposed

**VOTE:** +7 -0

3. 94.106C (NIXON)  
630-636 VAN NESS AVENUE AND 625-661 TURK STREET (aka 650 Van Ness Avenue), east side of Van Ness Avenue between Elm and Turk Streets and south side of Turk Street between Polk Street and Van Ness Avenue, Lots 10, 11, 13, 14, 15 in Assessor's Block 763 - Request for Conditional Use to amend a previous Planned Unit Development (PUD) authorization by modifying existing conditions of approval relating to time limits for obtaining a building permit as authorized by



Motions Nos. 13074 and 13490. The project site is in an RC-4 (Residential-Commercial, Combined, High Density) District and the Van Ness Avenue Special Use District. The approved projects include a 33 space parking lot and a 13-story, 222 dwelling unit building with 7,500 square feet of retail use and 228 parking spaces.

(Proposed for continuance to May 19, 1994)

**ACTION:** Continued as proposed

**VOTE:** +7 -0

**B. PUBLIC COMMENT**

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. **If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.**

**SPEAKERS:** Mr. Brian \_\_\_\_\_, Duboce Triangle Neighborhood Assoc.

**RE:** Seating in Coffee Stores (139 Noe)

Mr. Michael James

**RE:** RCA

Edith McMillan

**RE:** Recognition of DCP staff

Margaret Sigel

**RE:** Landscape Architects

Michael Page, Marina Property Owner Assoc.

**C. COMMISSIONERS' QUESTIONS AND MATTERS**

4. MINUTES -- Consideration for adoption--minutes from Regular Meetings of April 28, 1994.

**ACTION:** Approved as proposed

**VOTE:** +7 -0

**Prowler:** What is the decision making process on RCCs?

**Unobskey:** What is difference between RCC and RCA?

**Levine:** RCC/RCA comments

**Prowler:** RCC/RCA comments

**SPEAKERS:** John Bardis; Margaret Sigel

**D. TIER III CASES** Informational presentation to the Commission pursuant to Resolution No. 12044; no opposition to these cases has been filed with the Department of City Planning.

5. 145 MAJESTIC AVENUE, informational presentation of Building Permit Application No. 9318134 proposing to legalize and to alter a rear addition by eliminating 8' from the depth and 8' from the width of the second floor.

**ACTION:** A protest has come in against this case. Withdrawn from Tier III calendar

6. 81 ALLSTON WAY, informational presentation of Building Permit Application No. 9404044 proposing to add and enclose a circular stair at the SE corner of the building and add a new rear deck at the 1st (main) living floor.

**ACTION:** No opposition. Approved as proposed

**VOTE:** +7 -0

E. DIRECTOR'S REPORT

7. DIRECTOR'S ANNOUNCEMENTS

8. BOARD OF PERMIT APPEALS/BOARD OF SUPERVISORS REVIEW ON PAST WEEKS EVENTS

F. UNCONTESTED CASE CALENDAR

The following items appear to be uncontested cases, and as of the date of publication of the Commission Calendar, no letters or phone calls opposing the requested authorization have been received by the Department staff. The Department, has determined that the project complies with the criteria of Section 303(c) of the Planning Code. The Planning Director's preliminary recommendations is for approval with appropriate conditions. These cases are therefore considered routine and will be acted upon by a single roll call vote of the Commission. There will be no staff presentation nor discussion of these items unless a member of the Planning Commission or the General Public so requests. In the event of a request for discussion, the Planning Commission may entertain limited discussion prior to taking action or continue the matter to another regular schedule hearing date. The Commission President will announce the date of the hearing at the time the item is removed from the uncontested calendar.

9. 94.107C (HING)  
758 BROADWAY, north side between Powell and Stockton Streets; Lot 10 in Assessor's Block 147, known as Cafe Broadway. Request for Conditional Use Authorization to establish a Small Fast Food Restaurant as defined under Section 890.90 of the Planning Code within a Retail Specialty Food Store in the Chinatown Community Business District.

**SPEAKERS:** None

**ACTION:** Approved as proposed

**VOTE:** +7 -0

**MOTION NO. 13682**

10. 93.654C (ANDRADE)  
139 NOE STREET, east side between 14th and Henry Streets, Lot 62 in Assessor's Block 3541; Request for conditional use authorization to convert an existing

nonconforming retail coffee store to a small, self-service restaurant within the RM-1 (Residential, Mixed, Low Density) District.

**SPEAKERS:** Brian Christenson, Duboce Triangle Neighborhood; Eric Miller, representative of project owner

**ACTION:** Protest filed. Continued to 5/26/94

**VOTE:** +7 -0

11. 94.033Q (ANDRADE)  
390 GUERRERO STREET, northwest corner of 16th and Guerrero Streets; Lot 15 in Assessor's Block 3556 - Five unit residential and two unit commercial, condominium conversion subdivision in the Valencia NC (Neighborhood Commercial (District)).

**SPEAKERS:** None

**ACTION:** Approved as proposed

**VOTE:** +7 -0

**MOTION NO. 13683**

12. 94.034Q (ANDRADE)  
257 CENTRAL AVENUE, west side between Oak and Page Streets; Lot 35 in Assessor's Block 1222 - Six unit residential condominium conversion subdivision in an RH-3 (House, Three Family) District.

**SPEAKERS:** None

**ACTION:** Approved as proposed

**VOTE:** +7 -0

**MOTION NO. 13684**

13. 94.036Q (ANDRADE)  
1990 - 20TH STREET, northwest corner of DeHaro and Carolina Streets; Lot 12 in Assessor's Block 4071 - Six unit residential condominium conversion subdivision in an RM-1 (Residential, Mixed, Low Density) District.

**SPEAKERS:** None

**ACTION:** Approved as proposed

**VOTE:** +7 -0

**MOTION NO. 13685**

G. REGULAR CALENDAR

14. (EDELIN)  
Hearing to review various proposals for Charter changes related to the City Planning Commission and the Planning Department, and consideration of a resolution providing recommendations to the Advisory Committee on Charter Reform.

**SPEAKERS:** Edith McMillan, John Bardis, Ann Bloomfield

**ACTION:** Meeting held. Public Hearing Closed. Continued to 5/19/94

**VOTE:** +7 -0

15. 88.271E (McCORMICK)  
CERTIFICATION OF THE FINAL ENVIRONMENTAL IMPACT REPORT FOR SAN FRANCISCO GENERAL HOSPITAL PARKING GARAGE. Assessor's block 4213, Lot 1, comprising all of the block bounded by 23rd and 24th Streets, Utah Street

and San Bruno Avenue; construct an 800-to 1200 space parking garage adjacent to the San Francisco General Hospital; including demolition of existing MUNI facilities that would be relocated. The garage would be built in two phases, with the first phase consisting of a six-level, 40-feet high structure on the northern part of the site and a surface lot on the southern part of the site, providing a total of 800-850 spaces. The second phase would consist of construction of a multi-level parking structure on the southern part of the site that would increase the total capacity of the project up to a maximum of 1,200 spaces. Primary access to the garage would be on 24th Street and secondary access on 23rd Street.

(Continued from Regular Meeting of March 17, 1994).

**SPEAKERS:** None

**ACTION:** Approved as proposed

**VOTE:** +7 -0

**MOTION NO. 13666**

16. 87.791L

(MARSH)

SAN FRANCISCO CIVIC CENTER HISTORIC DISTRICT, Consideration of the Landmarks Preservation Advisory Board recommendation that the area known as San Francisco Civic Center be designated as an Historic District pursuant to Article 10 of the City Planning Code. The area is generally bounded by Golden Gate Avenue to the north, Franklin Street to the west, Jones Street to the east and Market Street to the south. The proposal encompasses the following addresses: 170 Fell Street, 50 Fulton Street, 455 Golden Gate Avenue, Lot 3 in Assessor's Block 765, 29-195 Grove Street, 45 Hyde Street, 50 Ivy/Lech Walesa Street, 100-320 Larkin Street, 1170-1298 Market Street, 77-580 McAllister Street, 1-50 United Nations Plaza, 135-524 Van Ness Avenue being Lot 8 in Assessor's Block 347, Lots 22, 32, 33, 35, 37, 50 and 51 in Assessor's Block 351, Lot 1 in Assessor's Block 353, Lots 3, 4, 11, 12, 15 in Assessor's Block 355, Lot 1 in Assessor's Block 354, Lots 5, 6, 7, 8, 9, 10 in Assessor's Block 355, Lots 2 and 3 in Assessor's Block 765, Lots 2, 3, 4, 5, 6 and 8 in Assessor's Block 766, Lot 8 and the remainder of Assessor's Block 767, Lot 1 in Assessor's Block 786, Lot 1 in Assessor's Block 787, all of Assessor's Block 810, Lots 1, 16, 18, 19, 20 and 21 in Assessor's Block 811 and Lot 1 in Assessor's Block 815.

(Continued from Regular Meeting of February 10, 1994)

(Proposed for Continuance to May 12, 1994)

**SPEAKERS:** Michael Crowe; Michael Levine; Ann Bloomfield, representative of Victorian Alliance; Margaret Sigel, **SPEAK**; Michael Larson, Victorian Alliance; Daniel Baldwin, Heritage; Robert Maxim; Paul; Finwall

**ACTION:** After receiving testimony, the Commission closed public hearing and continued this matter to July 7, 1994.

**VOTE:** +7 -0

4:00 P.M.

17. 92.639C

(McDONALD)

333 TAYLOR STREET, northeast corner of Ellis and Taylor Streets, Lots 4, 4A, 4B and 5 in Assessor's Block 3241, known as Glide Memorial United Methodist Church - Request for authorization of a Conditional Use to allow a Planned Unit



Development to construct 46 affordable dwelling units with exceptions from Planning Code requirements for rear yard depth, dwelling unit exposure, elimination of the parking requirement, exceeding a height of 40 feet in a residential district and exceeding 80 feet of height on Lots containing 24,131.25 square feet of area in an RC-4 (Residential-Commercial Combined, High Density) district with an 80-130-T Height and Bulk designation within the North of Market Residential Special Use District (NOMRSUD).

**NOTE:** This item has been re-advertised to be heard by the Planning Commission on May 19, 1994.

18. 93.534CV (BERKOWITZ)  
1495 - 42ND AVENUE, northwest corner at Kirkham Street, Lot 17 in Assessor's Block 1811 - Request for authorization of a Conditional Use to allow construction of a worship hall (as permitted by Section 209.3(i) of the Planning Code) in an RH-1 (House, One Family) District, and request for Rear yard Variance to construct a worship hall in the required rear yard.

Section 134 of the Planning Code requires a minimum rear yard depth of approximately 25 feet for the subject property, measured from the rear property line. The proposed construction would encroach into the required yard.  
 (Continued from Regular Meeting of April 14, 1994)

**SPEAKERS:**

(con): Mr. Hagan, neighborhood representative; Lori O'Brian; Cathey Gallagher; Margaret Sigel, SPEAK; Mrs. Docly; William Chan; Jerry Klein

**ACTION:** Disapproved as proposed

**VOTE:** +7 -0

**MOTION NO. 13687**

19. 94.125C (GREEN)  
400 CASTRO STREET, southwest corner of Market Street, Lot 15 in Assessor's Block 2647 - Request for Conditional Use Authorization to establish a LARGE FAST FOOD BAGEL RESTAURANT (dba Noah's Bagel) in the Castro Street Neighborhood Commercial District.

**SPEAKERS:**

**ACTION:** Approved with conditions as modified: Exhibit A, Condition #1 - change 1300 square feet to 1400 square feet.

**VOTE:** +6 -0; Absent: Commissioner Boldridge

**MOTION NO. 13688**

20. 92.711C (NISHIMURA)  
3632-36 SACRAMENTO STREET, north side between Locust and Spruce Streets, Lot 9 in Assessor's Block 1011, Sacramento Street Neighborhood Commercial District. Request for authorization of conditional use to legalize the expansion of a Full Service Restaurant (defined in Planning Code Section 790.92) into the basement and rear residential cottage, and the addition of rear outdoor dining area pursuant to Planning Code Sections 724.24, 724.42, 178(c) and 303.  
 (Continued from Regular Meeting of April 28, 1994)

**SPEAKERS:** None

**ACTION:** Without hearing, continued to 6/9/94

**VOTE:** +7 -0



**AT APPROXIMATELY 7:00 P.M. THE CITY PLANNING COMMISSION CONVENED INTO A SPECIAL DISCRETIONARY REVIEW HEARING.**

21. 94.102D (PASSMORE)  
1365 - 4TH AVENUE, west side of 4th Avenue between Irving Street and Pamassus Avenue, Lot 16 in Assessor's Block 1759 -- Request for Discretionary Review of Building Permit Application No. 9320759 for construction of a two story deck and stair addition at the rear of an existing single family dwelling in an RH-2 (House, Two Family) District.  
(Continued from Regular Meeting of April 28, 1994)

**SPEAKERS:**

- (pro): Ms. Naomi Porat, co-project owner; Mr. Dale Donsbkoski, co-project owner  
(con): Janice Cohen, D.R. requestor; Gerald Veverka, D.R. architect  
**ACTION:** Under Discretionary Review Powers, approved as proposed.  
**VOTE:** +4 -0; Absent: Commissioners Boldridge, Martin & Prowler

22. 94.126D (PASSMORE)  
28 SAN BENITO WAY, west side between St. Francis Boulevard and San Anselmo Avenue; Lot 5 in Assessor's Block 3072 - Request for Discretionary Review of Building Permit Application No. 9310360 for the construction of a two-story over garage single-family dwelling in an RH-1(D) (House, One-Family, Detached) District.

**SPEAKERS:**

- (pro): William Versachi, representative of project owner; Marina Fishman, daughter of project owner; Michael Arbichef, project architect; Tony Pantaleoni, AIA  
(con): Ron Bannerman, D.R. requestor; Nancy Medier; Christopher Wong; Kathryn Crosby; Joan Herman  
**ACTION:** Under Discretionary Review Powers, disapproved as proposed.  
**VOTE:** +4 -0; Absent: Commissioners Boldridge, Martin & Prowler

Adjournment: 8:55 p.m.

**ADOPTED AT THE REGULAR MEETING OF THE CITY PLANNING COMMISSION ON MAY 26, 1994.**

**VOTE:**

**NOTE ON APPEALS:** Commission action on Conditional Uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions after Discretionary Review may be appealed to the Board of Permit Appeals within 15 days of actions by the Central Permit Bureau. Call (415) 554-6720 for information. Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision.

**NOTE:** For information related to any of the above matters, please call Linda Avery, Administrative Secretary, City Planning Commission, at (415) 558-6414.



CS  
#2  
8/4/94  
C2

DOCUMENTS SECT.

OCT 14 1994

SAN FRANCISCO  
PUBLIC LIBRARY

**MINUTES  
OF THE  
SAN FRANCISCO  
CITY PLANNING COMMISSION  
REGULAR MEETING  
THURSDAY  
AUGUST 4, 1994  
ROOM 282, CITY HALL  
1:30 P.M.**

**PRESENT:** Commissioners Adams, Fung, Levine, Martin, Prowler, Unobskey.  
**ABSENT:** Commissioner Lowenberg

**THE MEETING WAS CALLED TO ORDER BY PRESIDENT UNOBSKEY AT 1:35 P.M.**

**STAFF IN ATTENDANCE:** Lucian Blazej - Director of Planning, Robert Passmore -  
Zoning Administrator, Inge Horton, Gene Coleman - Acting Commission Secretary

**A. ITEMS TO BE CONTINUED**

1. 94.265A (MARSH)  
166-178 TOWNSEND STREET (CALIFORNIA ELECTRIC LIGHT COMPANY BUILDING), a Contributory Building within the South End Historic District, being lot 12 in Assessor's Block 3788, west side between Stanford and Third Streets, located within a SLI (Service, Light Industrial) District and a 50-X Height and Bulk District. Appeal of a denial of a Certificate of Appropriateness by the Project Sponsor to the Planning Commission based upon a recommendation of the Landmarks Preservation Advisory Board pursuant to Sections 1006.2, 1006.7 and Appendix I, Section 6(C) of Article 10 of the Planning Code.  
(Continued from Regular Meeting of July 28, 1994)  
(Proposed for continuance to August 11 25, 1994)

**ACTION:** Continued as modified  
**VOTE:** +6 -0

**B. PUBLIC COMMENT**

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.

- (1) Henry Shapiro  
re: 251 Ripley  
(2) Margaret Sigel  
re: RCC

**C. COMMISSIONERS' QUESTIONS AND MATTERS**

- Levine:**
- What happened to CU and project list commission used to get?
  - Tracking Sustem and update
  - Farllones--where is the re-use plan the Archdiocese was supposed to provide?
  - Wind--special legislation. Need to know cost & time framframe. Will Supervisors pay the estimated \$15,000?
  - NEMIZ--when will it be baeedback with recommendations?
  - Residential Conversion Policy--when will it come back?

**D. DIRECTOR'S REPORT****2. DIRECTOR'S ANNOUNCEMENTS**

- Director's evaluation--(Lu) will provide material for review

**3. BOARD OF PERMIT APPEALS/BOARD OF SUPERVISORS REVIEW OF PAST WEEKS EVENTS**

- BPA:** Balboa High will become a landmark (coming to CPC via Board of Supervisors)

**E. TIER III CASES, Informational presentation to the Commission pursuant to Resolution No. 12044; no opposition to the cases has been filed with the Department of City Planning.**

- 4. 2310 - 22ND AVENUE, informational presentation of Building Permit Application No. 9405866 proposing the conversion of an existing two-family dwelling into a three-family dwelling, and the addition of a one story 12' extension into the required rear yard. The extension is past the average line of the adjacent building depth and it extends from the southern side property line to within 3' of the northern side property line.**

**ACTION: No opposition. Approved as proposed**

**VOTE: +6 -0**

- 5. 104 TIFFANY AVENUE, informational presenation of Building Permit Application No. 9408016 proposing construction of a 13'-0"--deep deck at the rear of the building with a 3'-0" wide stair to the garden, and a 3'-6" wide separation along the north property line.**

**ACTION: No opposition. Approved as proposed**

**VOTE: +6 -0**

**F. REGULAR CALENDAR**

- 6. (PASSMORE)**

Initiation of amendment to Section 6083.4 of the City Planning Code to allow certain general advertising signs within the Candlestick Park Special Sign District Submitted at the request of the Recreation and Park Commission

**SPEAKERS: None**

**ACTION: Approved**

**VOTE: +6 -0**

**RESOLUTION NO. 13740**

7. 94.250C (HING)  
2495 CALIFORNIA STREET, southeast corner at Steiner; Lot 19A in Assessor's Block 654 - Request for Conditional Use authorization to establish a temporary parking lot as defined under Section 156 and Section 790.8 of the Planning Code in the Upper Fillmore Street Neighborhood Commercial District. The proposal would add 22 parking spaces to serve an existing retail grocery store (known as Grand Central Market) adjacent to the subject site.  
(Continued from Regular Meeting of July 28, 1994)

**SPEAKERS:** Mr. Masasco, Janice Bellot

**ACTION:** Approved as proposed

**VOTE:** +6 -0

**RESOLUTION/MOTION NO. 13742**

8. 94.264AR (MARSH)  
126 - 27TH AVENUE (THE HANSEN HOUSE), LANDMARK No. 197, being Lots 49 and 50 in Assessor's Block 1332, east side between El Camino Del Mar and Lake Street. The subject property contains two (2) lots located within an RH-1 (House, One-Family) Zoning District and a 40-X Height and Bulk District. Acting on the recommendation of the Landmarks Preservation Advisory Board to deny the Demolition Permit No. 9405314 pursuant to Sections 101.1 and 1006 of the Planning Code.

(Continued from Regular Meeting of July 28, 1994)

**SPEAKERS:** Harry O'Brian, David Balmann, Realtor (no name), Jill Hallinan, Ray McGill, Patricia Cady, Michael McCall, Margaret Sigel

**ACTION:** Approved as proposed (no demolition permit)

**VOTE:** +6 -0

**RESOLUTION/MOTION NO. 13741**

4:00 P.M.

9. (PASSMORE)  
Consideration of Department of City Planning Paper titled "Residential Demolition Controls Recommendations and Commentary on The Task Force Proposal" dated July 1994.

**SPEAKERS:** David Baldwin, Joe O'Donoghue, Joe Casidy, Carl Ernst, Shawn Gorman, Margaret Sigel, Mary Anne Miller, Bud Wilson, Charlott Macke, Nancy Weifel, John Bardis, Andy Burley, Edith McMillian

**ACTION:** Continued to October 6, 1994

**VOTE:** +6 -0

10. 92.288ET (PASSMORE)  
RESIDENTIAL CONSERVATION CONTROLS, public hearing and consideration of a resolution adopting Residential Conservation Controls as permanent controls, and presentation of refinement and modification to Department of City Planning proposed alternative to Residential Conservation Controls--Residential Code Amendments (RCA) as introduced on March 24, 1994.

(Continued from Regular Meeting of June 23, 1994)

**SPEAKERS:** Lorraine Lucas, John Schlesinger, Anita Theoharris, Charlotte Macke,



Pam Elliott, Bruce Bonniker, Michael Hammon, Broke Sampson, Margaret Sigel, Dick Millett, John, Bardis, David Baldwin, Rick Ribley, Bud Wilson, Mary Anne Miller, Edith McMillian, John Barbie, Steward Mortin, Joe O'Donoghue, Marion Aird

**ACTION:** Continued to October 6, 1994

**VOTE:** +6 -0

11.

(HORTON)

RESIDENTIAL DESIGN GUIDELINES, REVISIONS, public hearing and consideration of a motion revising the Residential Design Guidelines to make them applicable to residential zoning controls.

(Continued from Regular Meeting of June 23, 1994)

**SPEAKERS:** Lorraine Lucas, John Schlesinger, Anita Theoharris, Charlotte Macke, Pam Elliott, Bruce Bonniker, Michael Hammon, Broke Sampson, Margaret Sigel, Dick Millett, John, Bardis, David Baldwin, Rick Ribley, Bud Wilson, Mary Anne Miller, Edith McMillian, John Barbie, Steward Mortin, Joe O'Donoghue, Marion Aird

**ACTION:** Continued to October 6, 1994

**VOTE:** +6 -0

#### SPECIAL DISCRETIONARY REVIEW HEARING

#### NOTICE

AT APPROXIMATELY 7:00 P.M. THE CITY PLANNING COMMISSION WILL CONVENE INTO A SPECIAL DISCRETIONARY REVIEW HEARING. PROCEDURES GOVERNING SPECIAL DISCRETIONARY REVIEW HEARINGS WILL BE IN EFFECT. THOSE CASES THAT ARE SCHEDULED ON THIS CALENDAR PRIOR TO 7:00 P.M., BUT HAVE NOT BEEN CALLED OR HEARD BY 7:00 P.M., COULD BE CONTINUED TO A LATER TIME OR DATE AS DETERMINED BY THE COMMISSION

#### NOTE: ITEMS 12, 13, & 14 WERE CALLED AND HEARD TOGETHER

12. 92.622DE

(PASSMORE/CHAVIS)

895 EGBERT AVENUE, south side between Earl and Donahue Streets Lot 25 in Assessor's Block 4918 - Request for Discretionary Review of building permit application No. 9405424 to construct a 30,000 square foot one-story building to house an existing recycling and transfer facility.

**SPEAKERS:** Sam Murray, Harold Brooks, Pastor Walker, Carolyn Bailly, Graig Bobbitt, Kathy de Vincenzi, Gordon Lau, Mr. Nguyen, Frank

**ACTION:** Continued to September 8, 1994; Staff to develop conditions of approval

**VOTE:** +6 -0

13. 92.395DE

(PASSMORE/CHAVIS)

1313 ARMSTRONG AVENUE, south west corner of Hawes and Armstrong Avenue, Lot 17 in Assessor's Block 4851 - Request for Discretionary Review of Building Permit Application No. 9305166 to construct a 34,590 square foot building to enclose an existing solid waste transfer facility.

**SPEAKERS:** Sam Murray, Harold Brooks, Pastor Walker, Carolyn Bailly, Graig Bobbitt, Kathy de Vincenzi, Gordon Lau, Mr. Nguyen, Frank

**ACTION:** Continued to September 8, 1994; Staff to develop conditions of approval

**VOTE:** +6 -0

14. 93.641DE (PASSMORE/CHAVIS)  
1390 WALLACE AVENUE, near Ingalls Street, Lot 17 in Assessor's Block 4827 -  
Request for Discretionary Review of Building Permit application No. 9320866 to  
change the use of the existing building from storage to the processing and sorting of  
construction debris. The proposal would include the installation of a roll-up door for  
vehicle entry.
- SPEAKERS:** Sam Murray, Harold Brooks, Pastor Walker, Carolyn Baily, Graig  
Bobbitt, Kathy de Vincenzi, Gordon Lau, Mr. Nguyen, Frank
- ACTION:** Continued to September 8, 1994; Staff to develop conditions of approval
- VOTE:** +6 -0

Adjournment -- 10:22 P.M.

THESE DRAFT MINUTES WERE PROPOSED FOR ADOPTION AT THE REGULAR  
MEETING OF THE CITY PLANNING COMMISSION ON SEPTEMBER 8, 1994.

**ACTION:** Approved as proposed

**VOTE:** +6 -0

**ABSENT:** Commissioner Martin

NOTE ON APPEALS: Commission action on Conditional Uses and reclassification may be  
appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information.  
Commission actions after Discretionary Review may be appealed to the Board of Permit  
Appeals within 15 days of actions by the Central Permit Bureau. Call (415) 554-6720 for  
information. Zoning Administrator action on a Variance application may be appealed to the  
Board of Permit Appeals within 10 days of the issuance of the written decision.

NOTE: For information related to any of the above matters, please call Linda Avery,  
Administrative Secretary, City Planning Commission, at (415) 558-6414.

### ACCESSIBLE MEETING POLICY

Hearings will be held at City Hall, 400 Van Ness Avenue, Room 282, Second Floor, San Francisco, CA. Accessible seating for persons with disabilities (including those using wheelchairs) will be available. The closest accessible BART Station is the Civic Center Station located at the intersection of Market, Hyde, and Grove Streets. Accessible MUNI Lines serving City Hall are 42 Downtown Loop, 9 San Bruno and 7 Haight/Noriega. Accessible MUNI Metro lines are the J,K,L,M and N. Accessible curb side parking has been designated at points around the perimeter of City Hall. American sign language interpreters and/or a sound enhancement system will be available upon request by contacting Milton Edelin at 415 558-6410 at least 72 hours prior to a hearing. Individuals with severe allergies, environmental illness, multiple chemical sensitivity or related disabilities should call our accessibility hotline at 415 554-8925 to discuss meeting accessibility. In order to assist the City's efforts to accommodate such people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical based products. Please help the City to accommodate these individuals.



MINUTES  
OF THE  
SAN FRANCISCO  
CITY PLANNING COMMISSION  
REGULAR MEETING

THURSDAY  
AUGUST 11, 1994  
ROOM 282, CITY HALL  
1:30 P.M.

DOCUMENTS DEPT.

OCT 14 1994

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12:00 P.M.

EXECUTIVE SESSION

Performance Evaluation of the Director of Planning  
(Without meeting, Continued to September 1, 1994)

Adjournment

1:30 P.M.

**PRESENT:** Commissioners Adams, Fung, Levine, Lowenberg, Martin, Prowler, Unobskey.

**THE MEETING WAS CALLED TO ORDER BY PRESIDENT UNOBSKEY AT 1:32 P.M.**

**STAFF IN ATTENDANCE:** Lucian Blazej - Director of Planning, Alec Bash - Deputy Zoning Administrator, Eva Liebermann, Gene Coleman - Acting Commission Secretary

**A. ITEMS TO BE CONTINUED**

1. 93.538E (GITELMAN)  
1035 FOLSOM STREET RESIDENTIAL DEVELOPMENT, Appeal of a Preliminary Negative Declaration. The proposed project would demolish a vacant warehouse building and construct a new four-story building containing about 50 dwelling units and approximately 50 off-street parking spaces.  
(Proposed for Continuance to September 1, 1994)

**ACTION:** Continued as proposed

**VOTE:** +7 -0

2. 94.300C (PEARL)  
3200 FILLMORE STREET, northeast corner of Greenwich Street; Lot 6A in Assessor's Block 509 -- Request for authorization of Conditional Use under Section 725.48 of the Planning Code to establish Other Entertainment (Dance Hall Keeper Permit) within an existing restaurant/bar in the Union Street Neighborhood commercial Zoning District in a 40-X Height and Bulk District.  
(Proposed for Continuance to August 25, 1994)

**ACTION:** Continued as proposed

**VOTE:** +7 -0

3. 93.508C (HING)  
PIER 7-1/2, THE EMBARCADERO, between Broadway and Vallejo Streets --  
Request for Conditional Use Authorization to allow expansion of an existing full  
service restaurant, demolition and replacement of an adjacent pier for outdoor  
dining/seating and public access and reduce the off-street parking requirement  
within an M-1 (Light Industrial) District and Northern Waterfront Special Use District  
No. 1.  
(Continued from the Regular Meeting of July 14, 1994)  
(Proposed for Continuance to August 25, 1994)

**ACTION:** Continued as proposed

**VOTE:** +7 -0

**B. PUBLIC COMMENT**

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.

(1) Andrew Solo

re: 1010 South Van Ness Avenue

**C. COMMISSIONERS' QUESTIONS AND MATTERS**

4. MINUTES -- Consideration for adoption--minutes from Regular Meetings of July 21, 1994, and July 28, 1994.

**ACTION:** Approved as amended: ...July 28, 1994, item #13; **ACTION:** Approved  
~~staff recommendation to disapprove.~~ Disapproved

**VOTE:** +7 -0

**D. DIRECTOR'S REPORT**

5. DIRECTOR'S ANNOUNCEMENTS

- New State Office Building has new design team
- Hotel Conversion back in effect
- Downtown Plan Monitoring Report on August 18, 1994
- Director's Evaluation rescheduled for September 1, 1994

6. BOARD OF PERMIT APPEALS/BOARD OF SUPERVISORS REVIEW OF PAST WEEKS EVENTS

BPA: None

BOS: None



E. TIER III CASES, Informational presentation to the Commission pursuant to Resolution No. 12044; no opposition to the cases has been filed with the Department of City Planning.

7. 418 ARLINGTON STREET, informational presentation of Building Permit Application No. 9405987 proposing a deck addition and construction of stairs to the rear of the building.

**ACTION: No opposition. Approved as proposed**

**VOTE: +7 -0**

8. 846 JUNIPERO SERRA BOULEVARD, informational presentation of Building Permit Application No. 9409589 proposing an addition of  $\pm$  90.00 square feet to the rear of the building and a sun deck (also at the rear).

**ACTION: No opposition. Approved as proposed**

**VOTE: +7 -0**

9. 3570 WASHINGTON STREET, informational presentation of Building Permit Application No. 9407562 proposing remodeling and exterior improvements including new stucco, roof and a new garage. Rear extension including a breakfast nook and decks with no increase to the building height.

**ACTION: No opposition. Approved as proposed**

**VOTE: +7 -0**

F. UNCONTESTED CASE CALENDAR

The following items appear to be uncontested cases, and as of the date of publication of the Commission Calendar, no letters or phone calls opposing the requested authorization have been received by the Department staff. The Department, has determined that the project complies with the criteria of Section 303(c) of the Planning Code. The Planning Director's preliminary recommendations is for approval with appropriate conditions. These cases are therefore considered routine and will be acted upon by a single roll call vote of the Commission. There will be no staff presentation nor discussion of these items unless a member of the Planning Commission or the General Public so requests. In the event of a request for discussion, the Planning Commission may entertain limited discussion prior to taking action or continue the matter to another regular schedule hearing date. The Commission President will announce the date of the hearing at the time the item is removed from the uncontested calendar.

10. 94.286C (HING)  
519 COLUMBUS, west side between Union and Green Street; Lot 5 in Assessor's Block 117 (Known as L'Osteria del Fomo). Request for Conditional Use authorization to add a Type 47 liquor license (defined as a Bar under Planning Code Section 790.22) to an existing Full Service Restaurant in the North Beach Neighborhood Commercial District.

**ACTION: Approved as proposed**

**VOTE: +7 -0**

**MOTION NO. 13743**

2:00 P.M.

F. REGULAR CALENDAR

11. 93.723C (PEARL)  
45 FARALLONES STREET, south side between San Jose and Plymouth Avenues;  
Lot 53 in Assessor's Block 7108: -- Request for authorization of Conditional Use to  
convert a former church rectory (group housing, religious orders) to a residential  
care facility for up to 24 persons in 11 bedrooms under Section 209.3.(c) of the  
Planning Code in an RH-1 (House, One-Family) District in a 40-X Height and Bulk  
District.  
(Continued from Regular Meeting of July 14, 1994)

**SPEAKERS:**

- (Pro): Jennifer Grant, Alfonso Acampora, Reggie Glover, Josefa Perez, Evette  
Flander, Jack Walsh  
(CON): Rick Young, Ena Aguisse, Minnie Ward, Max Chenier, Benford Brown,  
Sherman Williams, John Vanencia, Louise Valencia, Lucy Wilson,  
Floydzell E. Banks, Pearl Bagly, Lenneal J. Henderson, Marcelle  
Henderson, Marie Samiere, Helen Scurlock  
**ACTION:** Meeting held. Public hearing closed. Continued to August 25, 1994  
**VOTE:** +4 -0; Commissioners Adams, Martin, and Prowler were absent.

4:30 P.M.

12. (LIEBERMANN)  
MID-EMBARCADERO OPEN SPACE -- Informational presentation of the Mid-  
Embarcadero Open Space Project including an open space program, zoning  
proposal, land use guidelines, arts program and financing strategies for  
implementing the open space.

**SPEAKERS:** Eula M. Walters

**ACTION:** Meeting held. No action required

13. 94.265A (MARSH)  
166-178 TOWNSEND STREET (CALIFORNIA ELECTRIC LIGHT COMPANY  
BUILDING), a Contributory Building within the South End Historic District, being lot  
12 in Assessor's Block 3788, west side between Stanford and Third Streets, located  
within a SLI (Service, Light Industrial) District and a 50-X Height and Bulk District.  
Appeal of a denial of a Certificate of Appropriateness by the Project Sponsor to the  
Planning Commission based upon a recommendation of the Landmarks  
Preservation Advisory Board pursuant to Sections 1006.2, 1006.7 and Appendix I,  
Section 6(C) of Article 10 of the Planning Code.  
(Continued from Regular Meeting of August 4, 1994)

**ACTION:** This item was continued to August 25, 1994 at the Regular Meeting of  
August 4, 1994. The item appears on this calendar in error.

14. 93.180C (NIXON)  
115 TELEGRAPH HILL BOULEVARD AND 361-377 FILBERT STREET, south side  
at the top of the Filbert Steps between Montgomery and Kearny Streets, Lots 34, 35  
and 36 in Assessor's Block 105 - Request for conditional use authorization to allow

seven dwelling units on a 7,536 square foot parcel pursuant to Planning Code Section 209.1(h) on a parcel zoned RH-3 (House, Three Family) District and a 40-X Height and Bulk District.

(Continued from the Regular Meeting of July 21, 1994)

**SPEAKERS:**

(Pro): Neil Kelly, Paul Switzer, Bart Lee, Gary Near

(Con): Robert Warren, William Rutter, Nan Roth, Mary Anne Miller, Nathan Roth, Richard Marshall, Richard Brayton, Roger Boyer, Alice Barkley, Margaret Sigel

**ACTION:** Meeting held. Public hearing closed. Continued to September 22, 1994

**VOTE:** +7 -0

Adjournment -- 8:37 P.M.

**THESE DRAFT MINUTES WERE PROPOSED FOR ADOPTION AT THE REGULAR MEETING OF THE CITY PLANNING COMMISSION ON SEPTEMBER 8, 1994.**

**ACTION:** Approved as proposed

**VOTE:** +6 -0

**ABSENT:** Commissioner Martin

**NOTE ON APPEALS:** Commission action on Conditional Uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions after Discretionary Review may be appealed to the Board of Permit Appeals within 15 days of actions by the Central Permit Bureau. Call (415) 554-6720 for information. Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision.

**NOTE:** For information related to any of the above matters, please call Linda Avery, Administrative Secretary, City Planning Commission, at (415) 558-6414.

**ACCESSIBLE MEETING POLICY**

Hearings will be held at City Hall, 400 Van Ness Avenue, Room 282, Second Floor, San Francisco, CA. Accessible seating for persons with disabilities (including those using wheelchairs) will be available. The closest accessible BART Station is the Civic Center Station located at the Intersection of Market, Hyde, and Grove Streets. Accessible MUNI Lines serving City Hall are 42 Downtown Loop, 9 San Bruno and 7 Haight/Noriega. Accessible MUNI Metro lines are the J,K,L,M and N. Accessible curb side parking has been designated at points around the perimeter of City Hall. American sign language interpreters and/or a sound enhancement system will be available upon request by contacting Milton Edelin at 415 558-6410 at least 72 hours prior to a hearing. Individuals with severe allergies, environmental illness, multiple chemical sensitivity or related disabilities should call our accessibility hotline at 415 554-8925 to discuss meeting accessibility. In order to assist the City's efforts to accommodate such people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical based products. Please help the City to accommodate these individuals.

CPC: 081194S



MINUTES  
OF THE  
SAN FRANCISCO  
CITY PLANNING COMMISSION  
REGULAR MEETING

THURSDAY  
AUGUST 18, 1994  
ROOM 282, CITY HALL  
1:30 P.M.

DOCUMENTS DEPT.  
OCT 14 1994  
SAN FRANCISCO  
PUBLIC LIBRARY

12:30 P.M.

EXECUTIVE SESSION: PERFORMANCE EVALUATION - COMMISSION SECRETARY

Adjournment 1:24 P.M.

ACTION: Motion passed not to disclose information discussed in closed session.

VOTE: +6 -0; Commissioner Adams absent

1:30 P.M.

PRESENT: Commissioners Adams, Fung, Levine, Lowenberg, Martin, Prowler, Unobskey.

ABSENT: ~~Commissioner Adams~~

THE MEETING WAS CALLED TO ORDER BY PRESIDENT UNOBSKEY AT 1:24 P.M.  
1:40 P.M.

STAFF IN ATTENDANCE: Lucian Blazej - Director of Planning, ~~Robert Passoree - Zoning Administrator~~ Alec Bash - Deputy Zoning Administrator, Amit Ghosh, Rana Ahmadi, Catherine Bauman, Miriam Chion, Linda Avery - Commission Secretary

A. ITEMS TO BE CONTINUED

1. 93.537CV (GREEN)  
2299 MARKET STREET, southeast corner of 16th and Noe Streets, Lot 91 in Assessor's Block 3564 - Request for conditional use authorization to establish non-profit health related activities defined as OTHER INSTITUTION, LARGE (Section 790.50) by the Planning Code, above the ground floor within a proposed four story above basement building to be constructed within the UPPER MARKET Neighborhood Commercial District. The proposed project also requires a Variance to exceed the allowable Floor Area Ratio and seek relief from the off-street parking requirements.

**NOTE: ON JULY 14, 1994 THE COMMISSION PASSED A MOTION OF INTENT TO APPROVE WITH CONDITIONS BY A VOTE 4-0. COMMISSIONERS FUNG, LEVINE AND MARTIN WERE ABSENT.**

(Proposed for Continuance to August 25, 1994)

ACTION: Continued as proposed

VOTE: 4-3+6 -0

ABSENT: Commissioner Lowenberg



2. 93.179E (ROOS)  
600 VAN NESS AVENUE BETWEEN GOLDEN GATE AVENUE AND WLM STREET, 550 GOLDEN GATE AVENUE AND 556 GOLDEN GATE AVENUE, Block 763, Lots 6, 7, 8, and 9. Demolition of three buildings. Construction of a mixed use development including about 144 dwelling units for seniors in a thirteen story, 130-foot tall building. There would be a large fast food restaurant on the ground floor with a drive-through facility below grade that would have vehicular access from Golden Gate Avenue. There would be a 167 vehicle parking garage below grade and on the second, third and fourth levels. All vehicles would enter from Golden Gate Avenue and exit the building onto Elm Street; two on-site freight loading docks would be located on Elm Street. On the ground floor there would be about 9,600 gross square feet of retail space including two restaurants and about 4,100 gross sq. ft. of clinic space. The project site currently contains a McDonald's restaurant and parking lot and two one-story office/retail buildings. The project sponsor has applied for Conditional Use authorization as a Planned Unit Development for a fast food restaurant, a drive-through window, height in excess of 40 feet, less than the required dwelling unit exposure on the east side of the building, modification of bulk requirements; adjustment of rear yard requirements, additional parking, and exception to wind speed criteria.

(Proposed for Continuance to September 8, 1994)

**ACTION:** Continued as proposed

**VOTE:** 4-3+6 -0

**ABSENT:** Commissioner Lowenberg

3. 93.179C (NIXON)  
600 VAN NESS, east side of Van Ness Avenue between Elm Street and Golden Gate Avenue, Lots 6, 7, 8, 9 in Assessor's Block 763 - Request for conditional use authorization to construct a 13 story, mixed use project after demolition of existing buildings. The project requires conditional use approval to: (a) construct a building exceeding a height of 40 feet (Section 253), (b) to provide parking in excess of code requirements (Section 243(8)(1)), (c) creation of a large fast food restaurant (Section 243(c)(8)(F)), (d) and requesting the project be authorized as a Planned Unit Development (PUD) for exceedence of bulk limits (Section 270), exceedence of wind speed criteria (Section 243(c)(9)(A)), modification of rear yard location requirements (Section 134) and exception for dwelling unit exposure requirements (Section 140). The project site is partially in a RC-4 (Residential-Commercial, Combined High Density) District and the Van Ness Avenue Special Use District with a 130-V, Height and Bulk Designation and the easterly portion of the site is within an NC-3 (Moderate-Scale Neighborhood Commercial District) District and a 130-E Height and Bulk District.

(Proposed for Continuance to September 8, 1994)

**ACTION:** Continued as proposed

**VOTE:** 4-3+6 -0

**ABSENT:** Commissioner Lowenberg

## B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the

public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.

- SPEAKERS:**
- 1) Mike Page  
RE: Presidio/T.I./Hunter's Point Shipyard Uses
  - 2) Edith McMillan  
RE: Jobs/housing balance
  - \* Respond to the Inquiry (rec. copy)

**C. COMMISSIONERS' QUESTIONS AND MATTERS**

**PROWLER:** Toured the new Museum of Modern Art - Highly recommends visit  
**AVERY:** Cancellation of September 15, 1994 CPC hearing

**D. DIRECTOR'S REPORT**

**4. DIRECTOR'S ANNOUNCEMENTS (MADE AT THE END OF CALENDAR)**

- State office building
- 1867 zoning code has been given landmark status
- Tree dedication for Glenda Skiffer on August 26, 1994, 12:00 noon, Golden Gate Park Arboretum
- 101 Lombard Street
- Board of Supervisor's Resolution on winds conditions along Van Ness corridor

**5. BOARD OF PERMIT APPEALS/BOARD OF SUPERVISORS REVIEW OF PAST WEEKS EVENTS**

- BPA:**
- 2366 - 48TH Avenue - Continued for AIA mediation
  - 212-14 Ashbury Street - CPC/DPW upheld
  - 1515 Innes Street - CPC/DPW upheld

**E. TIER III CASES, Informational presentation to the Commission pursuant to Resolution No. 12044; no opposition to the cases has been filed with the Department of City Planning.**

- 6. 3148-50 TURK BOULEVARD, Informational presentation of Building Permit Application Numbers 9400636 and 9400637 proposing demolition of a two-family dwelling in an RH-2 (residential, two-family) zoning district and its replacement with a two-family dwelling.**

**ACTION:** No opposition. Approved as proposed

**VOTE:** +6 -0

**ABSENT:** Commissioners Lowenberg

F. REGULAR CALENDAR

7. (GHOSH/BAUMAN/CHION)  
DOWNTOWN PLAN MONITORING REPORT, informational presentation on the Downtown Plan Monitoring Report, a requirement of the Administrative Code (Chapter 10E.2). The report provides an evaluation of the pace of growth and level of services provided in Downtown San Francisco between 1990 and 1993. It includes assessments of commercial space, employment trends, housing and transportation services, fiscal revenues, as well as a review of Downtown policies and programs.

**SPEAKERS:** Raymond Brady, ABAG; Sue Hestor; Tom Mitchell

**ACTION:** Meeting held. No action required

8. 94.307C (HING)  
3070 - 24TH STREET, northside between Folsom and Treat Street, Lot 20 in Assessor's Block 3640. Conditional Use authorization to establish a Small Self Service Restaurant as defined under Section 790.91 of the Planning Code in the 24th Street/Mission Neighborhood Commercial District.

**ACTION:** Approved with conditions as proposed

**VOTE:** +5 -0

**ABSENT:** Commissioners Adams & Unobskey

**MOTION No.:** 13744

9. 93.546K

(AHMADI)

THE COURTHOUSE BUILDING, 400 McALLISTER STREET, Assessor's Block 766 lots 2, 3, 4 and 5, determination of significance of shadow impact of the proposed Courthouse Building on Civic Center Plaza, under Section 295 of the Planning Code, the Sunlight Ordinance.

**ACTION:** Approved as no significant impact

**VOICE VOTE:** +7 -0

10. 94.202K

(AHMADI)

216 STOCKTON SIGN, Assessor's Block 309, Lot 13, determination of significance of shadow impact of a proposed sign on the roof of the 216 Stockton Street building on Union Square under Section 295 of the Planning Code, the Sunlight Ordinance.

**SPEAKERS:** Piero Patri, project architect; Louis Snyder; Sue Hestor

**ACTION:** Approved as no significant impact

**VOICE VOTE:** +7 -0

Adjournment: 4:33 p.m.

THESE DRAFT MINUTES WERE PROPOSED FOR ADOPTION AT THE REGULAR MEETING OF THE CITY PLANNING COMMISSION ON SEPTEMBER 8, 1994.

**ACTION:** Approved as proposed

**VOTE:** +6 -0

**ABSENT:** Commissioner Martin

NOTE ON APPEALS: Commission action on Conditional Uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions after Discretionary Review may be appealed to the Board of Permit Appeals within 15 days of actions by the Central Permit Bureau. Call (415) 554-6720 for information. Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision.

NOTE: For information related to any of the above matters, please call Linda Avery, Administrative Secretary, City Planning Commission, at (415) 558-6414.

CPC: 081894S





MINUTES  
OF THE  
SAN FRANCISCO  
CITY PLANNING COMMISSION  
REGULAR MEETING

THURSDAY  
AUGUST 25, 1994  
ROOM 282, CITY HALL  
1:30 P.M.

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OCT 14 1994

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**PRESENT:** Commissioners Adams/Boomer, Fung, Levine, Lowenberg, Martin, Prowler, Unobskey.

The meeting was called to order by Vice President Fung at 1:35 p.m

**STAFF IN ATTENDANCE:** Lucian Blazej - Director of Planning, Alec Bash - Deputy Zoning Administrator, Linda Avery - Commission Secretary

**A. ITEMS TO BE CONTINUED**

1. 94.119T (ROSETTER)  
SINGLE ROOM OCCUPANCY PROGRAM. Review and recommended to the Board of Supervisors for approval or disapproval of a proposal to amend the City Planning Code that would define a new land use category, "Single Room Occupancy dwelling units and buildings," would establish for them or exempt them from the reqr yard, usable open space, parking, unit exposure and density controls and would allow them in the South of Market Mixed Use Districts either as principal, permitted or conditional uses.

(Proposed for Continuance to September 1, 1994)

**ACTION:** Continued as proposed

**VOTE:** +6 -0

**ABSENT:** Commissioner Adams

2. 94.300C (PEARL)  
3200 FILLMORE STREET, northeast corner of Greenwich Street; Lot 6A in Assessor's Block 509 -- Request for authorization of Conditional Use under Section 725.48 of the Planning Code to establish Other Entertainment (Dance Hall Keeper Permit) within an existing restaurant/bar in the Union Street Neighborhood commercial Zoning District in a 40-X Height and Bulk District.  
(Continued from Regular Meeting of August 11, 1994)  
(Proposed for Continuance to September 22, 1994)

**ACTION:** Continued as proposed

**VOTE:** +6 -0

**ABSENT:** Commissioner Adams

3. 93.508C (HING)  
PIER 7-1/2, THE EMBARCADERO, between Broadway and Vallejo Streets -- Request for Conditional Use Authorization to allow expansion of an existing full service restaurant, demolition and replacement of an adjacent pier for outdoor

dining/seating and public access and reduce the off-street parking requirement within an M-1 (Light Industrial) District and Northern Waterfront Special Use District No. 1.

(Continued from the Regular Meeting of August 11, 1994)

(Proposed for Continuance to October 13, 1994)

**ACTION:** Continued as proposed

**VOTE:** +6 -0

**ABSENT:** Commissioner Adams

**B. PUBLIC COMMENT**

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.

**SPEAKERS: 1) Virginia Lapolin**

**RE: Live Work**

**2) Patricia Vaughey**

**RE: Can you have CU on a use where there is more than one use on the lot?**

**3) Michael Page**

**RE: 1101 Francisco St., is not a UMB-Phase Please remove from all records as such**

**4) Fredy Suyden**

**RE: NEMIZ**

**C. COMMISSIONERS' QUESTIONS AND MATTERS**

**PROWLER:** - Report from Police Department

- NC Report

- Discretionary Review Guidelines

**FUNG:** - Discretionary Review Guidelines

**LEVINE:** - Mayor's Homeless Program

- Development on the corner of Powell and Post Street

- Request for early read - Unobskey requested a City Attorney's opinion

**Public Speaker: John Bardis**

**D. DIRECTOR'S REPORT - (All items under Director's Report were considered at the conclusion of items 7 & 8.)**

**4. (EDELIN, BASH, GHOSH, SAHM)**

**ANNUAL REPORT AND WORK PROGRAM FOR 94/95** -- Presentation of the Department's Work Program for FY 94-95. There will be discussion on Industrial Zone (NEMIZ) rezoning project in the context of the Long Range Planning Work Program.

**SPEAKERS: John Bardis, Sue Hestor**

**ACTION:** Continued to September 8, 1994

**VOTE:** +7 -0

5. DIRECTOR'S ANNOUNCEMENTS

- Presidio Management Plan
- CCAPA Workshop September 17, 1994
- Trees for Glenda
- Prop. G - Building Department Commission and how it affects CPC

6. BOARD OF PERMIT APPEALS/BOARD OF SUPERVISORS REVIEW OF PAST WEEKS EVENTS

**BOS:** Telegraph Hill Interim Controls

**NOTE: THE UNCONTESTED CASE CALENDAR AND CONSIDERATION OF FINDINGS AND FINAL MOTIONS WERE TAKEN OUT OF ORDER AND CONSIDERED AFTER COMMISSIONER'S QUESTIONS AND MATTERS, BUT PRIOR TO THE DIRECTOR'S REPORT.**

E. UNCONTESTED CASE CALENDAR

The following items appear to be uncontested cases, and as of the date of publication of the Commission Calendar, no letters or phone calls opposing the requested authorization have been received by the Department staff. The Department, has determined that the project complies with the criteria of Section 303(c) of the Planning Code. The Planning Director's preliminary recommendations is for approval with appropriate conditions. These cases are therefore considered routine and will be acted upon by a single roll call vote of the Commission. There will be no staff presentation nor discussion of these items unless a member of the Planning Commission or the General Public so requests. In the event of a request for discussion, the Planning Commission may entertain limited discussion prior to taking action or continue the matter to another regular schedule hearing date. The Commission President will announce the date of the hearing at the time the item is removed from the uncontested calendar.

7. 94.333C **Commissioner Adams participated here**  
(PEARL)

3085 - 24TH STREET, (2801 Folsom Street), south side between Folsom and Lucky streets; Lot 40 in Assessor's Block 6521: -- Request for authorization of Conditional Use under Section 727.42 of the Planning Code to establish a Full-Service Restaurant of approximately 2,284 gross square feet on the ground story in the 24th Street-Mission Neighborhood Commercial District in a 40-X Height and Bulk District.

**ACTION:** Approved with conditions

**VOTE:** +7 -0

**MOTION No.:** 13745

F. CONSIDERATION OF FINDINGS AND FINAL MOTION - PUBLIC HEARING CLOSED

8. 93.537CV **Commissioner Adams participated here** (GREEN)  
2299 MARKET STREET, southeast corner of 16th and Noe Streets, Lot 91 in Assessor's Block 3564 - Request for conditional use authorization to establish non-profit health related activities defined as OTHER INSTITUTION, LARGE (Section 790.50) by the Planning Code, above the ground floor within a proposed four story above basement building to be constructed within the UPPER MARKET

Neighborhood Commercial District. The proposed project also requires a Variance to exceed the allowable Floor Area Ratio and seek relief from the off-street parking requirements.

**NOTE: ON JULY 14, 1994 THE COMMISSION PASSED A MOTION OF INTENT TO APPROVE WITH CONDITIONS BY A VOTE 4-0. COMMISSIONERS FUNG, LEVINE AND MARTIN WERE ABSENT.**

(Continued from Regular Meeting of August 18, 1994)

**SPEAKERS:** Barry Henderson, Iva Glaser, Life Center Project representative

**ACTION:** Approved with conditions as modified ...

**VOTE:** +7 -0 (previously absent commissioners stated they received and reviewed material and tapes from prior hearing(s).)

**MOTION No.:** 13746

**NOTE:** FOLLOWING ITEM 8 AND PRIOR TO THE DIRECTOR'S REPORT, COMMISSIONER ADAMS ANNOUNCED AND INTRODUCED ROBERTA BOOMER AS HIS SELECTED ALTERNATE TO THE PLANNING COMMISSION. FOLLOWING THE INTRODUCTION, COMMISSIONER BOOMER REMAINED AS THE ACTIVE PARTICIPANT FOR THE MATTERS BEFORE THE PLANNING COMMISSION THIS DATE.

#### G. REGULAR CALENDAR

9. 93.723C **PUBLIC HEARING CLOSED** (PEARL)  
45 FARALLONES STREET, south side between San Jose and Plymouth Avenues; Lot 53 in Assessor's Block 7108: -- Request for authorization of Conditional Use to convert a former church rectory (group housing, religious orders) to a residential care facility for up to 24 persons in 11 bedrooms under Section 209.3.(c) of the Planning Code in an RH-1 (House, One-Family) District in a 40-X Height and Bulk District.

(Continued from Regular Meeting of August 11, 1994)

**SPEAKERS:** Helen Williams; Ina Gary; Marie Samees, Alfonse La Capura; Lilly Sims

**ACTION:** Approved with conditions as modified

**VOTE:** +5 -2

**NOES:** Commissioners Martin and Unobskey

**MOTION No.:** 13748

10. 94.400T (BASH)  
TEXT AMENDMENT FOR CANDLESTICK PARK SPECIAL SIGN DISTRICT,  
Consideration of amendment to Section 608.4 of the City Planning Code to allow certain general advertising signs within the Candlestick Park Special Sign District  
Submitted at the request of the Recreation and Park Commission

**ACTION:** Approved

**VOTE:** +5 -0

**RESOLUTION No.:** 13749

**ABSENT:** Commissioners Lowenberg and Prowler

11. (ROSE)  
DOWNTOWN STREETSCAPE PLAN, Informational presentation on the Draft for Citizen Review of the Downtown Streetscape Plan. The plan offers a general design framework for the Downtown Pedestrian Network, outlines design concepts for capital improvements, and details an extensive series of design standards and guidelines for streetscape elements.

**ACTION:** Reschedule for October 20, 1994



12. 94.265A (MARSH)  
166-178 TOWNSEND STREET (CALIFORNIA ELECTRIC LIGHT COMPANY BUILDING), a Contributory Building within the South End Historic District, being lot 12 in Assessor's Block 3788, west side between Stanford and Third Streets, located within a SLI (Service, Light Industrial) District and a 50-X Height and Bulk District. Appeal of a denial of a Certificate of Appropriateness by the Project Sponsor to the Planning Commission based upon a recommendation of the Landmarks Preservation Advisory Board pursuant to Sections 1006.2, 1006.7 and Appendix I, Section 6(C) of Article 10 of the Planning Code.  
(Continued from Regular Meeting of August 11, 1994)

**SPEAKERS:** David Cincotta, rep. of project sponsor; David Baldwin, Heritage; Gee Gee Platt; Mark Matheson, co-project sponsor; Ann McKnight, co-project sponsor

**ACTION:** Intent to approve Certificate of Appropriateness to demolish. Public Hearing Closed

**VOTE:** +7 -0

**FINAL LANGUAGE:** September 22, 1994

13. 93.421K (AHMADI)  
212 STOCKTON STREET ELECTRONIC SIGN, Assessor's Block 309, Lot 13, determination of significance of shadow impact of a proposed sign on the roof of 212 Stockton Street Building on Union Square under Section 295 of the Planning Code, the Sunlight Ordinance.

**SPEAKERS:** George Broader, representative of project sponsor; Sue Hestor; Jim Rubin, project sponsor representative

**ACTION:** Approved as no significant impact

**VOICE VOTE:** +7 -0

14. 94.322C (NIXON)  
1050 KIRKHAM STREET, northeast corner of 15th Avenue, Lot 7 in Assessor's Block 1839 - Request for Conditional Use Authorization to modify an existing condition of approval under Resolution 8542 for a child care facility for up to 20

children on the ground floor of an existing single family building in an Rh-2 (House, Two-Family) District.

**SPEAKERS:**

(Pro): Patricia Walker, project sponsor

(Con): Norma Atkins; Mrs. Badiska; Thomas Gee; Eleanor Sestrum; Lester Wayne; Joe Sestrum; Kevin Sestrum; Ying Eng, project owner

**ACTION:** Approved with conditions as modified...

**VOTE:** +6 -1 +7 -0

**MOTION No.:** 13750

15. 94.304C (ANDRADE)  
2961 SAN BRUNO AVENUE, west side between Paul Avenue and Woolsey Street, Lot 10 in Assessor's Block 5458 - Request for conditional use authorization to eliminate one (residential), off-street parking space in order to establish ground floor, retail use in an NC-2 (Small Scale, Neighborhood, Commercial) District.

**ACTION:** Approved with conditions

**VOTE:** +6 -1



**NOES:** Commissioner Lowenberg  
**MOTION No.:** 13751

16. 93.744C (ANDRADE)  
1240 TWIN PEAKS BOULEVARD, Lots 20 and 21 in Assessor's Block 2821; north side between Portola and Panorama Drives - Request for Conditional Use Authorization to subdivide two vacant lots into four lots, each having less than 25 feet in width, in an RH-1 (House, One-Family) District.

**SPEAKERS:**

- (Pro): Alice Barkley, attorney of project sponsor; Joe O'Donoghue; Steve Roake, project architect  
(Con): Paul Christopher; Edward Friend; Virginia Lee; Natalie Shuttlewater; Patricia Summer; Ida Orchard; Helen Clement; Lynn Hodges; Charles Sharp; Karen Wood; Anita Theoharris; Bud Willson; Charles Robles; Karen Lauford; Manuel Jarlich

**ACTION:** ~~Denie~~Disapproved

**VOTE:** +7 -0

**MOTION No.:** 13752

17. 94.116C (PAEZ)  
88 GUY PLACE, between First and Essex Streets, Lot 63 in Assessor's Block 3749 - Request for authorization of a Conditional use to construct a 14-dwelling-unit three-story over garage residential structure which exceeds 80 percent site coverage, in an M-1 (Light-Industrial) District within the Commercial Subdistrict of the Rincon Hill Special Use District with an 84-R Height and Bulk Designation

**ACTION:** Approved with conditions as proposed

**VOTE:** +7 -0

**MOTION No.:** 13747

Adjourned: 4:30 P.M.

THE DRAFT MINUTES WERE PROPOSED FOR DOPTION AT THE REGULAR MEETING OF THE CITY PLANNING COMMISSION ON SEPTEMBER 8, 1994. AT THAT HEARING THEY WERE CONTINUED TO SEPTEMBER 22, 1994 FOR CONSIDERATION OF ADOPTION.

**ACTION:** Approved as proposed

**VOTE:** +7 -0

NOTE ON APPEALS: Commission action on Conditional Uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions after Discretionary Review may be appealed to the Board of Permit Appeals within 15 days of actions by the Central Permit Bureau. Call (415) 554-6720 for information. Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision.

NOTE: For information related to any of the above matters, please call Linda Avery, Administrative Secretary, City Planning Commission, at (415) 558-6414.

CPC: 082594S

#21  
9/1/94  
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**MINUTES  
OF THE  
SAN FRANCISCO  
CITY PLANNING COMMISSION  
REGULAR MEETING**

**THURSDAY  
SEPTEMBER 1, 1994  
ROOM 282, CITY HALL  
1:30 P.M.**

DOCUMENTS DEPT.

OCT 14 1994

SAN FRANCISCO  
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**PRESENT:** Commissioners Boomer, Fung, Levine, Lowenberg, Prowler, Unobskey.  
**ABSENT:** Commissioner Martin

The meeting was called to order by Vice President Fung at 1:35 p.m

**STAFF IN ATTENDANCE:** Lucian Blazej - Director of Planning, Alec Bash - Deputy Zoning Administrator, Linda Avery - Commission Secretary

**12:00 P.M.**

**EXECUTIVE SESSION - PERFORMANCE EVALUATION-DIRECTOR OF PLANNING**

**ACTION:** Motion passed not to disclose actions in Executive Session

**VOTE:** +5 -0 (Absent: Boomer, Martin)

**A. ITEMS TO BE CONTINUED**

1. 94.121C (HING)  
1414 CASTRO STREET, west side between Jersey and 25th Street, Lot 02 in Assessor's Block 6539 (known as Purely Physical Fitness). Request for Conditional Use Authorization to establish a Fitness Center (defined as a Personal Services) under Section 790.116 of the Planning Code) on the second floor of an existing two story building in the 24th Street-Noe Valley Neighborhood Commercial District.  
(Proposed for Continuance to October 6, 1994)

**ACTION:** Continued as proposed

**VOTE:** +6 -0

**ABSENT:** Commissioner Martin

2. 93.538E (GITELMAN)  
1035 FOLSOM STREET RESIDENTIAL DEVELOPMENT, Appeal of a Preliminary Negative Declaration. The proposed project would demolish a vacant warehouse building and construct a new four-story building containing about 50 dwelling units and approximately 50 off-street parking spaces.  
(Continued from Regular Meeting of August 11, 1994)  
**Appeal Withdrawn**  
(Proposed for Continuance to October 6, 1994)

**ACTION:** Continued as proposed

**VOTE:** +6 -0

**ABSENT:** Commissioner Martin

3. 94.196C (ANDRADE)  
1099 MISSISSIPPI STREET, northeast corner of Mississippi and 25th Streets; Lot 8A in Assessor's Block 4224 - Request for Conditional Use Authorization to build ten dwellings units on a 10,000 square foot lot in an M-1 (Light Industrial) District.  
(Proposed for Continuance to September 8, 1994)

**ACTION:** Continued as proposed

**VOTE:** +6 -0

**ABSENT:** Commissioner Martin

4. 93.314E: (McCORMICK)  
501 PARKER AVENUE, USF PARKING LOT - Appeal of Negative Declaration. The Southwest corner of Turk Street and Parker Avenue, Lot 1 in Assessor's Block 1144 -- Construct an additional parking level containing approximately 119 automobile parking spaces on a 31,640 square foot platform over an existing parking lot containing 169 automobile and 10 motorcycle spaces for a total parking area of about 78,200 square feet. The project would increase the number of (automobile) parking spaces for this lot by 99 (119 new spaces minus twenty that would be lost on the first level due to structural requirements), for a total of 268 spaces on the two levels. Two other parking lots on the University of San Francisco (USF) campus, Lots D and I, containing 99 automobile parking spaces and 59 motorcycle spaces would be removed (as described in the USF Institutional Master Plan). There would be no overall net increase in total USF off-street automobile parking spaces. There would be a loss of 59 motorcycle spaces.

(Proposed for continuance to September 8, 1994)

**NOTE:** THIS ITEM WAS NOTICED AS AN ADENDUM ITEM FOR THIS HEARING.

**ACTION:** Continued as shown

**VOTE:** +6 -0

**ABSENT:** Commissioner Martin

#### B. PUBLIC COMMENT

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**SPEAKERS:** 1) James Tricia

RE: 1035 Folsom St., Levine has requested copy of Negative Declaration for CPC

2) Andrew N. Gerson

RE: 1035 Folsom St., Oppose

3) Angelo Balistreri

RE: 1035 Folsom St., Oppose

C. COMMISSIONERS' QUESTIONS AND MATTERS

- LEVINE: -Loss of Albatross Bookstore in the Tenderlion (news article)  
PROWLER: -NC Study – when will this be scheduled?  
-DR Guideline – when will this be scheduled?  
AVERY: -Park Annual Open Space Tour rescheduled from 10/8 to 10/22  
-Continued items from 9/15/94 draft calendar & canceled the hearing of 9/15 as follows by a vote of +6 -0 with Commissioner Martin absent: 1) 94.227C (GREEN) 2239 MARKET STREET, south side between Sanchez and 16th Streets, Lot 2 in Assessor's Block 3559 - Request for Conditional Use Authorization–(Continued Indefinitely); and 2) 94.023C (HING) - 1979 UNION STREET, south side between Laguna and Buchanan Streets, Lot 38 in Assessor's Block 542, known as Blue Light Cafe – Request for Conditional Use Authorization–(Continued to October 13, 1994).

D. DIRECTOR'S REPORT

4. DIRECTOR'S ANNOUNCEMENTS  
- Redevelopment Plan for Hunter's Point Shipyard  
- Redevelopment Plan – Sunny area around Transbay Terminal  
- 1660 Mission Street Bldg. (news article) may be unhealthy  
- Assembly passed legislation that religious institutions can not be designated landmarks without consent of institutions  
- Extending Cable Care line to the Wharf (news article)  
- Director will be on vacation through 9/20
5. BOARD OF PERMIT APPEALS/BOARD OF SUPERVISORS REVIEW OF PAST WEEKS EVENTS  
BOS: Valencia Street Police Station  
BPA: None

E. REGULAR CALENDAR

6. (OSHIMA)  
INFORMATIONAL PRESENTATION ON THE DRAFT WATERFRONT LAND USE PLAN.  
SPEAKERS: Ann Halstead, Port and DCP Staff Presenters  
Diane Oshima, Port and DCP Staff Presenters  
Sharon Poledir, Port and DCP Staff Presenters  
Mike Paige, Waterfront  
Virginia Conway  
John Bardis  
ACTION: No action required. Continued to 9/22/94  
VOTE: +6 -0  
COMMENTS: Levine, Lowenberg, Prowler, Unobskey  
Schedule presentation to CPC on proposed use of Ferry Bldg.  
Put on CPC Calendar 9/22/94 for Commission Comments



7. (FELTHAM)  
INFORMATIONAL PRESENTATION ON THE PRESIDIO PLAN, presentation by the National Park Service, on the release of the Final General Management Plan Amendment, and the Final Environmental Impact Assessment for the Presidio of San Francisco.  
**SPEAKERS:** Bob Chandler, National Park Service  
Don Ubacker, National Park Service  
Dave Feltham, DCP Staff  
Mike Paige, Marina Property Association  
**ACTION:** No action required.
8. 94.119T (ROSETTER)  
SINGLE ROOM OCCUPANCY PROGRAM. Amendment to the City Planning Code to create a new land use category, "Single Room Occupancy dwelling units and buildings", with associated requirements for, or exemptions from rear yard, usable open space, parking, unit exposure and density controls, to be permitted with the South of Market Mixed use Districts either as principal or conditional uses.  
**SPEAKERS:** Tom Conrad, Redevelopment Agency  
Jack Robertson, Redevelopment Agency  
Tom Jones, Asian Structural Design  
John Bardis  
Tom Rocca  
Ted Bartlett, Asian, Inc. -- Support  
Tom Conrad -- Support  
**ACTION:** Approved as modified. Proposed design guidelines and C A Management Manual used in evaluation; at 65' ht. limits relationship to rear yard requirement  
**VOTE:** +6 -0  
**RESOLUTION NO.:** 13754
9. 94.374C (PEARL)  
2136 - 2142 FILLMORE STREET, southeast corner of Sacramento Street; Lot 23 in Assessor's Block 636 -- Request for authorization of Conditional Use under Section 718.21 of the Planning Code to enlarge an existing retail furniture store on the ground story to a use size greater than 2,500 square feet in the Upper Fillmore Street Neighborhood Commercial District in a 40-X Height and Bulk District.  
**SPEAKERS:** None  
**ACTION:** Approved with conditions as proposed.  
**VOTE:** +6 -0  
**MOTION #.:** 13753
10. 94.325D (PASSMORE)  
1124-26 PAGE STREET, the proposal is to merge the third unit (with two bedrooms) and fourth unit (with one bedroom) into a single and larger three bedroom unit in the fourth-story, five unit building. The proposed three bedroom unit will be jointly occupied by the owners.  
**SPEAKERS:** None  
**ACTION:** Under DR Powers, approved as proposed with inclusion of NSR to retain building unit under rent control.  
**VOTE:** +6 -0



(EDELIN, BASH, GHOSH, SAHM)

11. ANNUAL REPORT AND WORK PROGRAM FOR 94/95 -- Presentation of the Department's Work Program for FY 94-95. There will be discussion on Industrial Zone (NEMIZ) rezoning project in the context of the Long Range Planning Work Program.

(Continued from Regular Meeting of August 25, 1994)

**At its regular meeting of 8/25/94, the CPC continued this matter to 9/8/94. The matter appears on this calendar in error.**

Adjourned: 5:40 p.m.

**THESE DRAFT MINUTES WERE PROPOSED FOR ADOPTION AT THE REGULAR MEETING OF THE CITY PLANNING COMMISSION ON SEPTEMBER 22, 1994.**

**ACTION:** *Approved as proposed*

**VOTE:** +7 -0

NOTE ON APPEALS: Commission action on Conditional Uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions after Discretionary Review may be appealed to the Board of Permit Appeals within 15 days of actions by the Central Permit Bureau. Call (415) 554-6720 for information. Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision.

NOTE: For information related to any of the above matters, please call Linda Avery, Administrative Secretary, City Planning Commission, at (415) 558-6414.

090194S



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## ADDENDUM

MINUTES  
OF THE  
SAN FRANCISCO  
CITY PLANNING COMMISSION  
REGULAR MEETING  
THURSDAY  
SEPTEMBER 8, 1994  
ROOM 282, CITY HALL  
1:30 P.M.1:30 P.M.A. ITEMS TO BE CONTINUED

93.314E:

(McCORMICK)

501 PARKER AVENUE, USAF PARKING LOT - Appeal of Negative Declaration.

The Southwest corner of Turk Street and Parker Avenue, Lot 1 in Assessor's Block 144 -- Construct an additional parking level containing approximately 119 automobile parking spaces on a 31,640 square foot platform over an existing parking lot containing 169 automobile and 10 motorcycle spaces for a total parking area of about 78,200 square feet. The project would increase the number of (automobile) parking spaces for this lot by 99 (119 new spaces minus twenty that would be lost on the first level due to structural requirements), for a total of 268 spaces on the two levels. Two other parking lots on the University of San Francisco (USF) campus, Lots D and 1, containing 99 automobile parking spaces and 59 motorcycle spaces would be removed (as described in the USF Institutional Master Plan). There would be no overall net increase in total USF off-street automobile parking spaces. There would be a loss of 59 motorcycle spaces.

(Proposed for indefinite continuance)

ACTION: Continued as proposed

VOTE: +5 -0

ABSENT: Commissioners Fung &amp; Martin

**MINUTES  
OF THE  
SAN FRANCISCO  
CITY PLANNING COMMISSION  
REGULAR MEETING**

**THURSDAY  
SEPTEMBER 8, 1994  
ROOM 282, CITY HALL  
1:30 P.M.**

**PRESENT:** Commissioners Boomer, Fung, Levine, Lowenberg, Martin, Prowler, Unobskey.

The meeting was called to order by President Unobskey at 1:30 P.M.

**STAFF IN ATTENDANCE:** Milton Edilen - Acting Director of Planning, Robert Passmore - Zoning Administrator, Gene Coleman - Acting Commission Secretary

**A. ITEMS TO BE CONTINUED**

1. 94.201E (PARKER)  
3250 - 21ST STREET - **Appeal of the Preliminary Negative Declaration.** The proposed project entails the demolitions to two existing buildings and the constructions of three 3-story over garage residential buildings. Each building would contain 3 independently accessible parking spaces and two tandem spaces. Under the proposed project, the existing Lot 117 would be subdivided into three separate lots. One of the newly created lots would require a minimum lot width variance from the City Planning Code because it would not meet the required 25 foot minimum lot width (proposed new lot would be 24 feet wide). All three lots would also require a rear yard variance because the proposed decks would encroach into the required rear yard. the project site is in an NC-3 (Neighborhood Commercial, Moderate Scale) Zoning District.  
(Proposed for Continuance to October 13, 1994)

**ACTION:** Continued as proposed

**VOTE:** +5 -0

**ABSENT:** Commissioners Fung and Martin

**B. PUBLIC COMMENT**

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.

**SPEAKERS:** 1) Fred Snyder, Rezoning of NEMIZ in Support of Community Plan  
2) John Barbey RE: Demo. Application No. 94.201E

C. COMMISSIONERS' QUESTIONS AND MATTERS

2. MINUTES -- Consideration for adoption--minutes from Regular Meetings of August 4, August 11, August 18, and August 25, 1994.

**ACTION:** Approved as proposed the draft minutes of August 4, August 11, and August 18, 1994. Continued consideration for adoption the draft minutes of August 25, 1994 to September 22, 1994.

**VOTE:** +6 -0

**ABSENT:** Commissioner Martin

**LEVINE:** Hayes Valley Design Guidelines  
Agenda - Public Products for Sale  
New Cases List for Commission

Comments on the Waterfront Plan from CPC due to the Port by 10/11/94

**PROWLER:** Commercial District Report - on the 9/13/Police Liaison

D. DIRECTOR'S REPORT

3. DIRECTOR'S ANNOUNCEMENTS -- none

4. BOARD OF PERMIT APPEALS/BOARD OF SUPERVISORS REVIEW OF PAST WEEKS EVENTS -- none

E. UNCONTESTED CASE CALENDAR

The following items appear to be uncontested cases, and as of the date of publication of the Commission Calendar, no letters or phone calls opposing the requested authorization have been received by the Department staff. The Department, has determined that the project complies with the criteria of Section 303(c) of the Planning Code. The Planning Director's preliminary recommendations is for approval with appropriate conditions. These cases are therefore considered routine and will be acted upon by a single roll call vote of the Commission. There will be no staff presentation nor discussion of these items unless a member of the Planning Commission or the General Public so requests. In the event of a request for discussion, the Planning Commission may entertain limited discussion prior to taking action or continue the matter to another regular schedule hearing date. The Commission President will announce the date of the hearing at the time the item is removed from the uncontested calendar.

5. 94.413Q (ANDRADE)  
313-2ND AVENUE, Lot 3 in Assessor's Block 1434; west side between Clement Street and Geary Boulevard: Six-unit residential condominium conversion subdivision of the existing building in an RM-1 (Residential, Mixed, Low Density) District.

**ACTION:** APPROVED

**VOTE:** +7 -0

**MOTION NO.** 13755



E. REGULAR CALENDAR

6. 94.196C (ANDRADE)  
1099 MISSISSIPPI STREET, northeast corner of Mississippi and 25th Streets; Lot 8A in Assessor's Block 4224 - Request for Conditional Use Authorization to build ten dwellings units on a 10,000 square foot lot in an M-1 (Light Industrial) District.  
(Continued from the Regular Meeting of September 1, 1994)

**ACTION: WITHOUT HEARING, CONTINUED TO 10-20/94**

**VOTE: +5 -0**

**ABSENT: Commissioners Fung and Martin**

SEPTEMBER 8, 1994

7. (ALBERT)  
CENTRAL FREEWAY TRAFFIC AND LAND USE STUDY, Presentation of the publication of the Draft Report of the Central Freeway Areawide Traffic Study completed by the Department of Parking and Traffic and their consultants, Wilbur Smith Associates. The presentation outlines the Planning Department's involvement with the proposed land use and environmental studies of alternatives to a retrofit of the Central Freeway.

**NO ACTION REQUIRED**

**SPEAKERS: 1) Jeff Weiss, Caltrans**

2) Fozo Hutchison, Neighborhood Resident

3) Michelle Brant, Gough Street Association

4) Ron Miguel, PAR

5) Bob Czekala, Hayes Valley Comm.

RE: Central Freeway

6) Mary Anne Miller

RE: Central Freeway

7) Choden, Central Freeway Task Force

8) Wayne Korn, Freeway Task Force

9) Peter Albert, Parking and Traffic

10) Jerry Robbins, Parking and Traffic

8. (ALBERT)  
BERNAL HEIGHTS CAPITAL IMPROVEMENT PROJECT, Informational presentation on the Bernal Heights Capital Improvement Project, which programs substantial improvements to the streets, water supply, sewers, stairways and utilities in three residential enclaves of the East and South Slope of Bernal Heights. The improvements are primarily intended to improve emergency vehicle access and fire-fighting facilities in these areas.

**NO ACTION REQUIRED**

**Terry Milne spoke in support of project and Department's efforts.**

(EDELIN, BASH, GHOSH, SAHM)

9. ANNUAL REPORT AND WORK PROGRAM FOR 94/95 -- Presentation of the Department's Work Program for FY 94-95. There will be discussion on Industrial Zone (NEMIZ) rezoning project in the context of the Long Range Planning Work Program.  
(Continued from Regular Meeting of August 25, 1994)

**NO ACTION REQUIRED**

**NOTE: ITEMS 10, 11, AND 12 WERE CALLED AND HEARD TOGETHER.**

10. 92.622DE (PASSMORE/CHAVIS)  
895 EGBERT AVENUE, south side between Earl and Donahue Streets Lot 25 in Assessor's Block 4918 - Request for Discretionary Review of building permit application No. 9405424 to construct a 30,000 square foot one-story building to house an existing recycling and transfer facility.  
(Continued from Regular Meeting of August 4, 1994)
11. 92.395DE (PASSMORE/CHAVIS)  
1313 ARMSTRONG AVENUE, south west corner of Hawes and Armstrong Avenue, Lot 17 in Assessor's Block 4851 - Request for Discretionary Review of Building Permit Application No. 9305166 to construct a 34,590 square foot building to enclose an existing solid waste transfer facility.  
(Continued from Regular Meeting of August 4, 1994)
12. 93.641DE (PASSMORE/CHAVIS)  
1390 WALLACE AVENUE, near Ingalls Street, Lot 17 in Assessor's Block 4827 - Request for Discretionary Review of Building Permit application No. 9320866 to change the use of the existing building from storage to the processing and sorting of construction debris. The proposal would include the installation of a roll-up door for vehicle entry.  
(Continued from Regular Meeting of August 4, 1994)

**SPEAKERS:** Rev. Walker; Sam Murray, Frank Cvelevac; Kathy DeVincent; Espanola Jackson; Willie B. McDowell

**ACTION:** Continued to October 13, 1994

**VOTE:** +6 -0

**ABSENT:** Commissioner Lowenberg

**Adjourned: 6:00 P.M**

**THESE DRAFT MINUTES WERE PROPOSED FOR ADOPTION AT THE REGULAR MEETING OF THE CITY PLANNING COMMISSION ON SEPTEMBER 22, 1994.**

**ACTION:** Approved as proposed

**VOTE:** +7 -0

**NOTE ON APPEALS:** Commission action on Conditional Uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions after Discretionary Review may be appealed to the Board of Permit Appeals within 15 days of actions by the Central Permit Bureau. Call (415) 554-6720 for information. Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision.

**NOTE:** For information related to any of the above matters, please call Linda Avery, Administrative Secretary, City Planning Commission, at (415) 558-6414.



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MINUTES  
OF THE  
SAN FRANCISCO  
CITY PLANNING COMMISSION  
REGULAR MEETING

THURSDAY  
SEPTEMBER 22, 1994  
ROOM 282, CITY HALL  
1:30 P.M.

1:00 P.M.

**EXECUTIVE SESSION:**

**CLOSED SESSION WITH CITY ATTORNEY OFFICE TO DISCUSS SUPERIOR COURT CASE NO. 961667, KEARNEY v. CITY AND COUNTY OF SAN FRANCISCO.**

Based upon recommendation of the City Attorney, the Commission will meet in closed session to discuss pending litigation. This closed session is authorized pursuant to California Government Code Section 54956.9(a) and San Francisco Administrative Code Section 67.11, as discussion in open session may prejudice the position of the City in this lawsuit.

ADJOURNED: 1:25 p.m.

**ACTION:** The settlement agreement requires the City to consider certain actions. The approval of the settlement agreement in no way should convey any approval whatsoever of future actions. **MOTION PASSED TO NOT DISCLOSE THE INFORMATION DISCUSSED IN CLOSED SESSION.**

**VOTE:** +7 -0

**PRESENT:** Commissioners Boomer, Fung, Levine, Lowenberg, Martin, Prowler, Unobskey.

**THE MEETING WAS CALLED TO ORDER BY PRESIDENT UNOBSKEY AT 1:30 P.M.**

**STAFF IN ATTENDANCE:** Lucian Blazej - Director of Planning, Bob Passmore - Zoning Administrator, Paul Lord, Diane Oshima, Carol Roos, Gene Coleman - Acting Commission Secretary

**A. ITEMS TO BE CONTINUED**

1. 93.180C (NIXON)  
115 TELEGRAPH HILL BOULEVARD AND 361-377 FILBERT STREET, south side at the top of the Filbert Steps between Montgomery and Kearny Streets, Lots 34, 35 and 36 in Assessor's Block 105 - Request for conditional use authorization to allow seven dwelling units on a 7,536 square foot parcel pursuant to Planning Code Section 209.1(h) on a parcel zoned RH-3 (House, Three Family) District and a 40-X Height and Bulk District.

(Proposed for continuance to November 3, 1994)

**ACTION:** Approved as proposed

**VOTE:** +7 -0

2. 94.300C (PEARL)  
3200 FILLMORE STREET, northeast corner of Greenwich Street; Lot 6A in Assessor's Block 509 -- Request for authorization of Conditional Use under Section 725.48 of the Planning Code to establish Other Entertainment (Dance Hall Keeper Permit) within an existing restaurant/bar in the Union Street Neighborhood commercial Zoning District in a 40-X Height and Bulk District.  
(Proposed for Continuance to October 13, 1994)

**ACTION:** Approved as proposed

**VOTE:** +7 -0

3. 94.364C (PEARL)  
600-690 CHESTNUT STREET, north side between Mason and Taylor Streets; Lots 34, 35 and 36 in Assessor's Block 51: -- Request for authorization of Conditional Use under Section 303.(e) of the Planning Code to modify the conditions of a previously granted authorization in the North Beach Neighborhood Commercial District in a 40-X Height and Bulk District.  
(Proposed for Continuance to October 13, 1994)

**SPEAKERS:** Osborn, Project Sponsor; S. Vettel

**ACTION:** This item was moved and heard under the Regular Calendar. Following testimony, the Commission closed public hearing and passed a motion of intent to approve with conditions, with final language to come before them on October 6, 1994.

**VOTE:** +7 -0

**B. PUBLIC COMMENT**

**NONE**

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. **If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.**

**C. COMMISSIONERS' QUESTIONS AND MATTERS**

4. MINUTES -- Consideration for adoption--minutes from Regular Meetings of August 25, 1994, September 1, 1994, and September 8, 1994.

**ACTION:** Approved as proposed

**VOTE:** +7 -0

**LEVINE** - she will be in Boston for a week & will meet with RDA and take information to them

**FUNG** - requested an early read on Mission Housing's proposal



D. DIRECTOR'S REPORT

5. (LORD)  
HUNTER'S POINT SHIPYARD EXISTING CONDITIONS REPORT. As part of the re-use planning process for the Hunters Point Shipyard, the Office of Military Base Conversion, in coordination with the Planning Department and the Redevelopment Agency has released the "Existing Conditions Report" for citizen's review. The "Existing Conditions Report" was prepared as a baseline document in the re-use planning process and information contained in this report will be used in the ongoing evaluation of the Mayor's Citizens Advisory Committee preferred Education & Arts Alternative for the shipyard. This report is being transmitted to the City Planning Commission at this time as an informational item requiring no formal action. The planning team will return in this fall to make a presentation of the "Hunter's Point Shipyard Alternatives Report" where these existing conditions will be used in the preparation of a "recommended" preferred alternative land use plan for the shipyard.

**ACTION:** None required. Following presentation, the Commission requested a field trip in December.

6. DIRECTOR'S ANNOUNCEMENTS7. BOARD OF PERMIT APPEALS/BOARD OF SUPERVISORS REVIEW OF PAST WEEKS EVENTS

- E. TIER III CASES, Informational presentation to the Commission pursuant to Resolution No. 12044; no opposition to the cases has been filed with the Department of City Planning.

8. 810 CLIPPER TERRACE, informational presentation of Building Permit Application No. 9410251 proposing extension of the second floor over the existing garage and a new third floor addition over the garage.

**ACTION:** No opposition. Approved as proposed.

**VOTE:** +7 -0

9. 873 UNIVERSITY STREET, informational presentation of Building Permit Application No. 9408984 proposing to legalize a rear patio and enclosure constructed without a permit, at the rear of an existing two-story over garage single-family dwelling within an RH-1 (residential, house, one-family) zoning district.

**ACTION:** No opposition. Approved as proposed.

**VOTE:** +7 -0

10. 351 NAPLES STREET, informational presentation of Building Permit Application No. 9405337 proposing construction of a two-story rear addition that will extend to within 25 feet of the rear property line. The proposal is to also alter the front facade of the building.

**ACTION:** No opposition. Approved as proposed.

**VOTE:** +7 -0

F. UNCONTESTED CASE CALENDAR

The following items appear to be uncontested cases, and as of the date of publication of the Commission Calendar, no letters or phone calls opposing the requested authorization

have been received by the Department staff. The Department, has determined that the project complies with the criteria of Section 303(c) of the Planning Code. The Planning Director's preliminary recommendations is for approval with appropriate conditions. These cases are therefore considered routine and will be acted upon by a single roll call vote of the Commission. There will be no staff presentation nor discussion of these items unless a member of the Planning Commission or the General Public so requests. In the event of a request for discussion, the Planning Commission may entertain limited discussion prior to taking action or continue the matter to another regular schedule hearing date. The Commission President will announce the date of the hearing at the time the item is removed from the uncontested calendar.

11. 94.349C (HING)

2978 - 16TH STREET, north side between Mission and Capp Street, Lot 52 in Assessor's Block 3553. Conditional Use Authorization to enlarge an existing nonconforming Large Fast Food Restaurant (known as Burger King) pursuant to Section 186.1(b) of the Planning Code in an NC-3 (Moderate Scale Neighborhood Commercial) District and Mission Street Fast Food Subdistrict.

**ACTION: No opposition. Approved as proposed.**

**VOTE: +7 -0**

**MOTION NO. 13756**

**G. CONSIDERATION OF FINDINGS AND FINAL MOTION - PUBLIC HEARING CLOSED**

12. 94.265A (MARSH)

166-178 TOWNSEND STREET (CALIFORNIA ELECTRIC LIGHT COMPANY BUILDING), a Contributory Building within the South End Historic District, being lot 12 in Assessor's Block 3788, west side between Stanford and Third Streets, located within a SLI (Service, Light Industrial) District and a 50-X Height and Bulk District. Appeal of a denial of a Certificate of Appropriateness by the Project Sponsor to the Planning Commission based upon a recommendation of the Landmarks Preservation Advisory Board pursuant to Sections 1006.2, 1006.7 and Appendix I, Section 6(C) of Article 10 of the Planning Code.

**NOTE: ON AUGUST 25, 1994, THE COMMISSION PASSED A MOTION OF INTENT TO APPROVE A CERTIFICATE OF APPROPRIATENESS TO DEMOLISH BY A VOTE OF 7-0. PUBLIC HEARING CLOSED.**

**ACTION: Without hearing, continued to October 6, 1994.**

**VOTE: +7 -0**

**4:00 P.M.**

**H. REGULAR CALENDAR**

- 13.

(OSHIMA)

DRAFT WATERFRONT LAND USE PLAN PREPARED BY THE PORT. Public hearing and Commission comments on the Port's Waterfront Plan as presented to the Planning Commission on 9-1-94. Copies of the Draft Waterfront Plan are available to the public for a charge of \$10 from the Port. For further information please call the Waterfront Hotline 274-0354.

(Continued from Regular Meeting of September 1, 1994)

**ACTION:** None required. Following presentation, the Commission commented on the vision by the Port and others; suggested the Port look to other cities, explore economic model, consider interim uses, and consider design review with other agencies.

**NOTE:** For both items 14 & 15, President Unobskey declared a conflict of interest and was excused by a vote of +6 -0. Vice President Fung Chaired these two items.

14. 93.179E (ROOS)  
600 VAN NESS AVENUE BETWEEN GOLDEN GATE AVENUE AND ELM STREET. 550 GOLDEN GATE AVENUE AND 556 GOLDEN GATE AVENUE, Block 763, Lots 6, 7, 8, and 9. Appeal of Negative Declaration. Demolition of three buildings. Construction of a mixed use development including about 144 dwelling units for seniors in a thirteen story, 130-foot tall building. There would be a large fast food restaurant on the ground floor with a drive-through facility below grade that would have vehicular access from Golden Gate Avenue. There would be a 167 vehicle parking garage below grade and on the second, third and fourth levels. All vehicles would enter from Golden Gate Avenue and exit the building onto Elm Street; two on-site freight loading docks would be located on Elm Street. On the ground floor there would be about 9,600 gross square feet of retail space including two restaurants and about 4,100 gross sq. ft. of clinic space. The project site currently contains a McDonald's restaurant and parking lot and two one-story office/retail buildings. The project sponsor has applied for Conditional Use authorization as a Planned Unit Development for a fast food restaurant, a drive-through window, height in excess of 40 feet, less than the required dwelling unit exposure on the east side of the building, modification of bulk requirements, adjustment of rear yard requirements, additional parking, and exception to wind speed criteria.

(Continued from Regular Meeting of August 18, 1994)

**SPEAKERS:**

(pro): Bob Planthold, Michael Kwou, Stanly Powell, Harry O'Brien, Stan Smith  
(con): Sue Hestor, Victor Levi, Kelly Cullen, Steve Collier, Joseph Kaufman, Terry Hogan, Garth Felson, Edward Evans (has concerns)

**ACTION:** Approved Negative Declaration

**VOTE:** +6 -0

**MOTION NO. 13759**

15. 93.179C (NIXON)  
600 VAN NESS, east side of Van Ness Avenue between Elm Street and Golden Gate Avenue, Lots 6, 7, 8, 9 in Assessor's Block 763B - Request for conditional use authorization to construct a 13 story, mixed use project after demolition of existing buildings. The project requires conditional use approval to: (a) construct a building exceeding a height of 40 feet (Section 253), (b) to provide parking in excess of code requirements (Section 243(c)(8)(I)), (c) creation of a large fast food restaurant (Section 243(c)(8)(F)), (d) and requesting the project be authorized as a Planned Unit Development (PUD) for exceedence of bulk limits (Section 270), exceedence of wind speed criteria (Section 243(c)(9)), modification of rear yard location requirements (Section 134) and exception for dwelling unit exposure requirements (Section 140). The project site is partially in a RC-4 (Residential-Commercial, Combined High Density) District and the Van Ness Avenue Special Use District with



a 130-V, Height and Bulk Designation and the easterly portion of the site is within an NC-3 (Moderate-Scale Neighborhood Commercial District) District and a 130-E Height and Bulk District.

(Continued from Regular Meeting of August 18, 1994)

**SPEAKERS:**

(pro): Jeff Heller, Project Architect; Harry O'Brien, Project Attorney; Terry Lejan; Doug Paxton; Kathleen McKenzie; Phillip Faight; Mark Sharpe; Lee Gerdes; Stan Smith; James Keith; William Van Arsdale; Lynn Whittier

(con): Kathy Berger, Terry Hogan, Anna Bolton, Sherine Ta, Morris Phillips, Joseph Kaufman, Kelly Cullen, Sue Hestor, David Tran

**ACTION:** Following testimony, Commission closed public hearing and continued this matter to October 20, 1994.

**VOTE:** +6 -0

**EXCUSED:** Unobskey

16a. 94.355C

(HING)

1641 LA SALLE AVENUE, southeast corner at 3rd. Street, Lot 23A in Assessor's Block 5296. Conditional Use authorization to establish a mortuary as defined under Section 790.62 of the Planning Code within an existing building in an NC-3 (Moderate Scale Neighborhood Commercial) District.

**SPEAKERS:**

(pro): D. Washington, Project Sponsor; H. Kelman; G. Washington

(con): Mae Trang, J. Yueng

**ACTION:** Following testimony, Commission closed public hearing and continued this matter to October 6, 1994.

**VOTE:** +6 -0

**ABSENT:** Martin

16b. 94.366V

(PASSMORE)

1641 LA SALLE AVENUE, southeast corner at 3rd. Street, Lot 23A in Assessor's Block 5296 in an NC-3 (Moderate Scale Neighborhood Commercial) District.

**Parking Variance Sought:** The proposed would establish a mortuary within a two-story building previously occupied by medical services/offices. Planning Code Section 151 requires five (5) off-street parking spaces for a mortuary. Because no off-street parking is proposed by the Project Sponsor, a variance is requested to satisfy the Code requirement for off-street parking.

The subject site is approximately 2,800 square feet in size.

**SPEAKERS:**

(pro): D. Washington, Project Sponsor; H. Kelman; G. Washington

(con): Mae Trang, J. Yueng

**ACTION:** Following testimony, the Zoning Administrator closed public hearing and continued this matter to October 6, 1994.

17. 94.401C

(ANDRADE)

1635 CALIFORNIA STREET, Lot 14 in Assessor's Block 646; south side between Van Ness Avenue and Polk Street: Request for Conditional Use Authorization to establish an automobile parking garage in the Polk Street Neighborhood Commercial District. (Present use is an automobile showroom and garage.)

**SPEAKERS:** none

**ACTION:** Approved as proposed

**VOTE:** +6 -0

**ABSENT:** Martin

**MOTION NO. 13757**

18. 94.441A (PAEZ)  
221 GREENWICH STREET, Lot 59 in Assessor's Block 85, south side between Montgomery and Sansome Streets (the Greenwich Street Steps)m within an RH-3 (Residential House, Three-Family) District with a 40-X Height and Bulk Designation. Request for a Certificate of Appropriateness for the substantial rehabilitation of a Contributory Building within the Telegraph Hill Historic District, for which the Landmarks Preservation Advisory Board has recommended disapproval pursuant to Sections 1006.2 and 1006.7 and Appendix G, Section 7 of Article 10 of the City Planning Code.

**SPEAKERS:** Dick Dole, Project Sponsor; John Lutrell; Bob Tibbets

**ACTION:** Approved as proposed

**VOTE:** +5 -1

**NOES:** Boomer

**ABSENT:** Martin

**MOTION NO. 13758**

**SPECIAL DISCRETIONARY REVIEW HEARING**

19. 94.484D (PASSMORE)  
148 FAITH STREET, Request for Determination of Compatibility with the Bernal Heights Special Use District of Building Permit Application No. 9408948 for new construction of a one-family dwelling in an RH-1 (House, One-Family) District.

**ACTION:** Without hearing, continued to October 13, 1994.

**VOTE:** +5 -0

**ABSENT:** Lowenberg & Martin

20. 94.270D (PASSMORE)  
488 DAY STREET, Request for Discretionary Review of Building Permit Application No. 9310626 for a vertical and horizontal addition to a single-family dwelling in an Rh-1 (House, One-Family) District.

**ACTION:** Without hearing, continued to October 13, 1994.

**VOTE:** +5 -0

**ABSENT:** Lowenberg & Martin

Adjournment -- 10:25 P.M.

**THE DRAFT MINUTES WERE PROPOSED FOR ADOPTION AT THE REGULAR MEETING OF THE CITY PLANNING COMMISSION ON OCTOBER 6, 1994.**

**ACTION:** Approved as drafted

**VOTE:** +6 -0

**ABSENT:** Unobeskey



NOTE ON APPEALS: Commission action on Conditional Uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions after Discretionary Review may be appealed to the Board of Permit Appeals within 15 days of actions by the Central Permit Bureau. Call (415) 554-6720 for information. Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision.

NOTE: For information related to any of the above matters, please call Linda Avery, Administrative Secretary, City Planning Commission, at (415) 558-6414.

### **ACCESSIBLE MEETING POLICY**

Hearings will be held at City Hall, 400 Van Ness Avenue, Room 282, Second Floor, San Francisco, CA. Accessible seating for persons with disabilities (including those using wheelchairs) will be available. The closest accessible BART Station is the Civic Center Station located at the intersection of Market, Hyde, and Grove Streets. Accessible MUNI Lines serving City Hall are 42 Downtown Loop, 9 San Bruno and 7 Haight/Noriega. Accessible MUNI Metro lines are the J,K,L,M and N. Accessible curbside parking has been designated at points around the perimeter of City Hall. American sign language interpreters and/or a sound enhancement system will be available upon request by contacting Milton Edelin at 415 558-6410 at least 72 hours prior to a hearing. Individuals with severe allergies, environmental illness, multiple chemical sensitivity or related disabilities should call our accessibility hotline at 415 554-8925 to discuss meeting accessibility. In order to assist the City's efforts to accommodate such people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical based products. Please help the City to accommodate these individuals.

CPC: 092294S

MINUTES  
OF THE  
SAN FRANCISCO  
CITY PLANNING COMMISSION  
REGULAR MEETING

THURSDAY  
OCTOBER 6, 1994  
ROOM 282, CITY HALL  
1:30 P.M.

DOCUMENTS DEPT.

OCT 25 1994

SAN FRANCISCO  
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**PRESENT:** Commissioners Boomer, Fung, Levine, Lowenberg, Martin, Prowler  
**ABSENT:** Commissioner Unobskey.

**THE MEETING WAS CALLED TO ORDER BY VICE PRESIDENT FUNG AT 1:37 P.M.**

**STAFF IN ATTENDANCE:** Lucian Blazej - Director of Planning, Bob Passmore - Zoning Administrator, Linda Avery - Commission Secretary

**A. ITEMS TO BE CONTINUED**

1. 94.121C (HING)  
1414 CASTRO STREET, west side between Jersey and 25th Street, Lot 02 in Assessor's Block 6539 (known as Purely Physical Fitness). Request for Conditional Use Authorization to establish a Fitness Center (defined as a Personal Services) under Section 790.116 of the Planning Code) on the second floor of an existing two story building in the 24th Street-Noe Valley Neighborhood Commercial District.  
(Proposed for Continuance to October 27, 1994).

**ACTION:** Continued as proposed

**VOTE:** +6 -0

2. 94.365L (MARSH)  
400 CLAYTON STREET, THE MCFARLAND RESIDENCE, northeast corner of Clayton and Oak Streets, being Lot 23 in Assessor's Block 1224 - Acting on the recommendation of the Landmark's Preservation Advisory Board to consider designation of the McFarland Residence as Landmark No.208 pursuant to Section 1004 of the City Planning Code. Lot 23 in Assessor's Block 1224 is zoned RH-3 (Residential, Three Family) District and is located within a 40-X Height and Bulk District.

(Proposed for Continuance to November 17, 1994)

**ACTION:** Continued as proposed

**VOTE:** +6 -0

3. 92.288ET (PASSMORE)  
RESIDENTIAL CONSERVATION CONTROLS, public hearing and consideration of a resolution adopting Residential Conservation Controls as permanent controls, and presentation of refinement and modification to Department of City

Planning proposed alternative to Residential Conservation Controls--Residential Code Amendments (RCA) as introduced on March 24, 1994.

(Proposed for Continuance to November 17, 1994)

**ACTION:** Continued as proposed

**VOTE:** +6 -0

4. (PASSMORE)

RESIDENTIAL DESIGN GUIDELINES, REVISIONS, public hearing and consideration of a motion revising the Residential Design Guidelines to make them applicable to residential zoning controls.

(Proposed for Continuance to November 17, 1994)

**ACTION:** Continued as proposed

**VOTE:** +6 -0

**B. PUBLIC COMMENT**

**NONE**

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. **If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.**

**C. COMMISSIONERS' QUESTIONS AND MATTERS**

5. MINUTES -- Consideration for adoption--minutes from Regular Meeting of September 22, 1994.

**ACTION:** Approved as proposed

**VOTE:** +6 -0

**LEVINE:**

- Neighborhood meeting with Mayor's representative, DCP staff, & herself re: Residential Code Amendments
- Open Studio Program in Hunter's Point this month
- Columbia Park program
- 600 Van Ness, NEMIZ
- Thanks staff for once again providing CPC with case list. What is the recycling issue on this list?
- 2900 Sloate--where is this?
- Acknowledged letter from TUG

**PROWLER**

- What is status of the Neighborhood Commercial report/hearing?
- Status of the Walden House appeal at the Board

**AVERY:**

- This commission's request for a tour of Hunter's Point Shipyard--the Redevelopment Agency proposes to follow the tour with a joint hearing of CPC & the Redevelopment Agency Commission. DCP staff feels it would be more appropriate to have the tour stand alone with

commission hearings to follow a presentation/hearing before the Citizens Advisory Committee. We are attempting to schedule the tour for the morning of Thursday, December 8.

D. DIRECTOR'S REPORT

6. DIRECTOR'S ANNOUNCEMENTS

- Success of the Servathon last weekend
- Official transfer of the Presidio on 10/1 from the Army to the Ntl. Park Service
- Mayor's State of the City Address
- Dave Feltham of DCP staff was recognized & presented an award by the Transportation Management Association of San Francisco
- The Friends of City Planning will sponsor an Open House at DCP's new location, 1660 Mission St., Fifth Fl., on Friday, October 14 from 5 to 6:00 p.m.

7. BOARD OF PERMIT APPEALS/BOARD OF SUPERVISORS REVIEW OF PAST WEEKS EVENTS

BPA: None

BOS: SRO Legislation – Land Use Committee of the Board approved this and sent it to the full Board for action

The Zoning Administrator announced that there is a backlog of 26 Discretionary Review cases and suggested that the Commission might want to consider holding a special Discretionary Review hearing.

E. TIER III CASES, Informational presentation to the Commission pursuant to Resolution No. 12044; no opposition to the cases has been filed with the Department of City Planning.

8. 100 DELANO AVENUE, informational presentation of Building Permit Application no. 9410597 proposing construction of a carport at the rear of an existing single-family dwelling. The project does not encroach into required rear yard.

**ACTION:** No opposition. Approved as proposed

**VOTE:** +6 -0

9. 762 - 10th AVENUE, informational presentation of Building Permit Application No. 9410311 proposing construction of a 28.5 foot addition to the rear of the property consisting of a 16.5 foot two-story addition and a 12 foot one-story addition.

**ACTION:** No opposition. Approved as proposed

**VOTE:** +6 -0

10. 159 COMMONWEALTH AVENUE, informational presentation of Building Permit Application No. 9411657 proposing expansion of a rear deck and removal of an existing sunroom.

**ACTION:** No opposition. Approved as proposed

**VOTE:** +6 -0



11. 339 RALSTON STREET, informational presentation of Building Permit Application No. 9409902 proposing construction of a deck (2nd floor) and stairs in the rear yard leaving 25% of the lot depth unobstructed.

**ACTION:** By the date of this hearing, a request for Discretionary Review has been filed with the Department of City Planning. As a result, this matter is no longer before the Commission for consideration as an unopposed Tier III case.

F. UNCONTESTED CASE CALENDAR

The following items appear to be uncontested cases, and as of the date of publication of the Commission Calendar, no letters or phone calls opposing the requested authorization have been received by the Department staff. The Department has determined that the project complies with the criteria of Section 303(c) of the Planning Code. The Planning Director's preliminary recommendations is for approval with appropriate conditions. These cases are therefore considered routine and will be acted upon by a single roll call vote of the Commission. There will be no staff presentation nor discussion of these items unless a member of the Planning Commission or the General Public so requests. In the event of a request for discussion, the Planning Commission may entertain limited discussion prior to taking action or continue the matter to another regular schedule hearing date. The Commission President will announce the date of the hearing at the time the item is removed from the uncontested calendar.

12. 94.443Q (ANDRADE)  
1700 JONES STREET, northeast corner of Jones Street and Broadway; Lot 9 in Assessor's Block 150 - Project is for a condominium conversion subdivision of six dwelling units.

**ACTION:** No opposition. Approved as proposed

**VOTE:** +6 -0

**MOTION NO. 13760**

G. CONSIDERATION OF FINDINGS AND FINAL MOTION - PUBLIC HEARING CLOSED

13. 94.364C (PEARL)  
600-690 CHESTNUT STREET, north side between Mason and Taylor Streets; Lots 34, 35 and 36 in Assessor's Block 51: -- Request for authorization of Conditional Use under Section 303.(e) of the Planning Code to modify the conditions of a previously granted authorization in the North Beach Neighborhood Commercial District in a 40-X Height and Bulk District.

(Continued from the Regular Meeting of September 22, 1994)

**NOTE:** ON SEPTEMBER 22, 1994, FOLLOWING PUBLIC TESTIMONY THE COMMISSION CLOSED THE PUBLIC HEARING AND PASSED A MOTION OF INTENT TO APPROVE WITH CONDITIONS BY A VOTE OF 7-0.

**ACTION:** Approved with conditions as modified: page 3, top of the page, delete the first full sentence -- ...The applicant intends to subdivide the lot into three lots at a later date; page 14, Parking/Transportation, #2 modified as follows: The parking structure shall consist of at least 131 parking spaces including at least 70 regular-size and independently accessible handicapped spaces and at least 6554 compact and/or regular-size independently accessible spaces. The remainder may be compact or



regular-size tandem spaces. At least one regular, compact or independently accessible handicapped space shall be assigned to each dwelling unit.

VOTE: +6 -0

MOTION NO. 13761

14. 94.265A (MARSH)

166-178 TOWNSEND STREET (CALIFORNIA ELECTRIC LIGHT COMPANY

BUILDING), a Contributory Building within the South End Historic District, being lot 12 in Assessor's Block 3788, west side between Stanford and Third Streets, located within a SLI (Service, Light Industrial) District and a 50-X Height and Bulk District. Appeal of a denial of a Certificate of Appropriateness by the Project Sponsor to the Planning Commission based upon a recommendation of the Landmarks Preservation Advisory Board pursuant to Sections 1006.2, 1006.7 and Appendix I, Section 6(C) of Article 10 of the Planning Code.

(Continued from Regular Meeting of September 22, 1994)

**NOTE: ON AUGUST 25, 1994, THE COMMISSION CLOSED THE PUBLIC HEARING AND PASSED A MOTION OF INTENT TO APPROVE A CERTIFICATE OF APPROPRIATENESS TO DEMOLISH BY A VOTE OF 7-0.**

**ACTION:** Without hearing, continued to November 10, 1994

VOTE: +6 -0

2:00 P.M.

H. REGULAR CALENDAR

15a. 94.355C (HING)

1641 LA SALLE AVENUE, southeast corner at 3rd. Street, Lot 23A in Assessor's Block 5296. Conditional Use authorization to establish a mortuary as defined under Section 790.62 of the Planning Code within an existing building in an NC-3 (Moderate Scale Neighborhood Commercial) District.

(Continued from Regular Meeting of September 22, 1994)

**ACTION:** Following testimony, the Commission passed a motion of intent to approve with conditions. Final language to come before them on November 3, 1994.

VOTE: +4 -2

NOES: Commissioners Martin and Fung

15b. 94.355V (PASSMORE)

1641 LA SALLE AVENUE, southeast corner at 3rd. Street, Lot 23A in Assessor's Block 5296 in an NC-3 (Moderate Scale Neighborhood Commercial) District.

**Parking Variance Sought:** The proposed would establish a mortuary within a two-story building previously occupied by medical services/offices. Planning Code Section 151 requires five (5) off-street parking spaces for a mortuary. Because no off-street parking is proposed by the Project Sponsor, a variance is requested to satisfy the Code requirement for off-street parking.

The subject site is approximately 2,800 square feet in size.

(Continued from Regular Meeting of September 22, 1994)

**ACTION:** Following testimony, the Zoning Administrator closed the public hearing and has taken the matter under advisement.

16. 93.086C (NISHIMURA)  
1902-04 FILBERT STREET, north side between Laguna and Buchanan Streets, lot 9 in Assessor's Block 518. A request for Conditional Use Authorization to legalize the conversion of four dwelling units to four guest rooms having cooking facilities and two dwelling units in an RH-2 (Residential, House, Two-Family) District and 40-X Height and Bulk District.

**ACTION:** Approved as proposed

**VOTE:** +6 -0

**MOTION NO. 13762**

17. 94.420C (HING)  
2301 FILLMORE STREET, northwest corner at Clay Street, Lot 04 in Assessor's Block 611, known as Alta Plaza Restaurant. Request for authorization of Conditional Use to establish Other Entertainment (as defined under Section 790.38 of the Planning Code) within an existing restaurant and bar in the Upper Fillmore Street Neighborhood Commercial District.

**ACTION:** Following testimony, the Commission closed the public hearing and considered a motion to approve with conditions as proposed.

**VOTE:** +3 -3

**NOES:** Commissioners Martin, Levine, and Fung

**TIE VOTE:** The City Attorney has determined a tie vote cast on a motion for consideration by the Commission is an intent to disapprove the motion before them. This matter will now come before the Commission as an intent to disapprove on October 13, 1994.

18. 91.312L (MARSH)  
1000 CAYUGA AVENUE, BALBOA HIGH SCHOOL, north side between Onondaga, Seneca and Otsego Avenues, being Lot 1 in Assessor's Block 6958A - Acting on a transmittal by the Board of Supervisors to consider a Landmark designation of Balboa High School as Landmark No. 205 pursuant to Section 1004 of the City Planning Code. Lot 1 in Assessor's Block 6958 is zoned P/OS (Public/Open Space) District and is located within a 40-X Height and Bulk District.

**ACTION:** Approved

**VOTE:** +4 -2

**NOES:** Commissioners Lowenberg and Fung

Adjournment -- 4:43 P.M.

**THE DRAFT MINUTES WERE PROPOSED FOR ADOPTION AT THE REGULAR MEETING OF THE CITY PLANNING COMMISSION ON OCTOBER 20, 1994.**

**ACTION:** Approved as proposed

**VOTE:** +6 -0

**ABSENT:** Commissioner Fung

**NOTE ON APPEALS:** Commission action on Conditional Uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions after Discretionary Review may be appealed to the Board of Permit Appeals within 15 days of actions by the Central Permit Bureau. Call (415) 554-6720 for information. Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision.

NOTE: For information related to any of the above matters, please call Linda Avery, Administrative Secretary, City Planning Commission, at (415) 558-6414.

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CPC: 100694S



35  
#2  
12/13/94  
2

**MINUTES  
OF THE  
SAN FRANCISCO  
CITY PLANNING COMMISSION  
REGULAR MEETING**

DOCUMENTS DEPT.

NOV 1 1994

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**THURSDAY  
OCTOBER 13, 1994  
ROOM 282, CITY HALL  
1:30 P.M.**

**PRESENT:** Commissioners Boomer, Fung, Levine, Lowenberg, Martin, Prowler

**ABSENT:** Commissioner Unobskey.

**THE MEETING WAS CALLED TO ORDER BY VICE PRESIDENT FUNG AT 1:34 P.M.**

**STAFF IN ATTENDANCE:** Lucian Blazej - Director of Planning, Robert Passmore - Zoning Administrator, Amit Ghosh, Barbara Sahm, Linda Avery - Commission Secretary

**A. ITEMS TO BE CONTINUED**

1. 94.300C (PEARL)  
3200 FILLMORE STREET, northeast corner of Greenwich Street; Lot 6A in Assessor's Block 509 -- Request for authorization of Conditional Use under Section 725.48 of the Planning Code to establish Other Entertainment (Dance Hall Keeper Permit) within an existing restaurant/bar in the Union Street Neighborhood commercial Zoning District in a 40-X Height and Bulk District.  
(Continued from the Regular Meeting of September 22, 1994)  
(Proposed for continuance to October 27, 1994)

**ACTION:** Continued as proposed

**VOTE:** +6 -0

2. 94.201E (PARKER)  
3250 - 21ST STREET - Appeal of the Preliminary Negative Declaration. The proposed project entails the demolitions to two existing buildings and the constructions of three 3-story over garage residential buildings. Each building would contain 3 independently accessible parking spaces and two tandem spaces. Under the proposed project, the existing Lot 117 would be subdivided into three separate lots. One of the newly created lots would require a minimum lot width variance from the City Planning Code because it would not meet the required 25 foot minimum lot width (proposed new lot would be 24 feet wide). All three lots would also require a rear yard variance because the proposed decks would encroach into the required rear yard. the project site is in an NC-3 (Neighborhood Commercial, Moderate Scale) Zoning District.  
(Continued from the Regular Meeting of September 8, 1994)  
(Proposed for continuance to November 17, 1994)

**ACTION:** Continued as proposed

**VOTE:** +6 -0



**B. PUBLIC COMMENT**

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.

- (1) Ian Burk; re: 2301 Fillmore, item 5 on today's calendar
- (2) Daniel Hernandez; re: letter of 9/8
- (3) John Bardis; re: Blockbuster Videos, item 10 on today's calendar—proceed with hearing even though application has been withdrawn
- (4) Dennis Antinori; re: Blockbuster Videos, item 10 on today's calendar—proceed with hearing even though application has been withdrawn
- (5) John Barry; re: Blockbuster Videos, item 10 on today's calendar—continue hearing even though application has been withdrawn

**NOTE:** The hearing room was almost filled to capacity with people wanting to proceed with the hearing on item 10 on today's calendar – 94.470C, 1300 9th Avenue, Blockbuster Videos. The sponsor withdrew the application prior to this scheduled hearing. The Commission made the determination not to proceed with the public hearing.

**C. COMMISSIONERS' QUESTIONS AND MATTERS**

**FUNG:** Instructed the Commission Secretary to get a City Attorney's opinion on the rights of the project applicant to withdraw their case after notice of a hearing but prior to the hearing. Secretary is also to get an opinion from the City Attorney on the rights of the public who want to go forward with a public hearing after an application has been withdrawn.

**LEVINE:**

- Port
- Three articles related to the Strategic Plan
- Entertainment Industry

**D. DIRECTOR'S REPORT****3. DIRECTOR'S ANNOUNCEMENTS**

- Central Freeway
- 333 Fell Street - BRIDGE Housing
- Open House at 1660 Mission St. on 10/14
- Mayor's appointments to various commissions.

4. BOARD OF PERMIT APPEALS/BOARD OF SUPERVISORS REVIEW OF PAST WEEKS EVENTS

**BPA:** Approved 4th & Market St. sidewalk coverings with additional lighting and added a condition to address the graffiti

**BOS:** None

E. CONSIDERATION OF FINDINGS AND FINAL MOTION - PUBLIC HEARING CLOSED

5. 94.420C (HING)

2301 FILLMORE STREET, northwest corner at Clay Street, Lot 04 in Assessor's Block 611, known as Alta Plaza Restaurant. Request for authorization of Conditional Use to establish Other Entertainment (as defined under Section 790.38 of the Planning Code) within an existing restaurant and bar in the Upper Fillmore Street Neighborhood Commercial District.

**NOTE:** On October 6, 1994, after receiving public testimony, the Commission closed public hearing and considered a motion to approve with conditions as proposed. There was a tie vote of +3 -3 resulting in an intent to disapprove. Commissioner Unobskey was absent.

**FIRST ACTION:** Commissioner Prowler moved to resend his motion from October 6, 1994, to approve with conditions as proposed.

**VOTE:** +4 -2

**NOES:** Commissioners Martin and Levine

**2ND ACTION:** Intent to approve with conditions that include noise controls and the stipulation that the project has to come back to the Commission for review in one year. Final language to come before the Commission for final action on October 27, 1994.

**VOTE:** +4 -2

**NOES:** Commissioners Martin and Levine

2:00 P.M.

F. REGULAR CALENDAR

6. 93.5991 (SCOTT)

KAISER PERMANTE SAN FRANCISCO MEDICAL CENTER INSTITUTIONAL MASTER PLAN, 1994 - Public Hearing. The blocks bounded by Geary Boulevard, Divisadero Street, O'Farrell Street, and Lyon Street except for the northwest corner of Divisadero and O'Farrell Streets; 2139 O'Farrell Street on the south side between Broderick Street and Divisadero Street; 2350 Geary Boulevard on the north side of Geary Boulevard between Broderick Street and Baker Street (the Geary Campus of Kaiser's San Francisco Medical Center). The block bounded by Geary Boulevard, 5th Avenue, Anza Street and 6th Avenue (the French Campus of Kaiser's San Francisco Medical Center).

**ACTION:** Public hearing held. No action required.

7. 91.355R (BADINER)  
YBC PLAN AMENDMENT, Amendments to Yerba Buena Center Redevelopment Project Area Plan: Portions of Assessor's Blocks 3705, 3733, 3735, 3750, 3751, 3752 and 3763 - Request for a finding of Master Plan conformity for amendments to the Yerba Buena Center Plan and Design for Development to bring the controls on the outer blocks (East Blocks 3, 4 and 5, Central Block 4, and West Blocks 1, 2, 3 and 4) into closer conformance with the surrounding Planning Code controls, particularly the Downtown and South of Market controls.

**ACTION:** Approved

**VOTE:** +6 -0

**RESOLUTION NO. 13764**

8. 94.023C (HING)  
1979 UNION STREET, south side between Laguna and Buchanan Streets, Lot 38 in Assessor's Block 542, known as Blue Light Cafe -- Request for Conditional Use Authorization to establish Other Entertainment (as defined by Section 790.38 of the Planning Code) within an existing restaurant and bar in the Union Street Neighborhood Commercial District.  
(Continued from September 15, 1994)

**ACTION:** Without hearing, continued to 10/27/94

**VOTE:** +6 -0

9. 93.508C (HING)  
PIER 7-1/2, THE EMBARCADERO, between Broadway and Vallejo Streets -- Request for Conditional Use Authorization to allow expansion of an existing full service restaurant, demolition and replacement of an adjacent pier for outdoor dining/seating and public access and reduce the off-street parking requirement for the restaurant in an M-1 (Light Industrial) District and Northern Waterfront Special Use District No. 1.  
(Continued from the Regular Meeting of August 25, 1994)

**ACTION:** Without hearing, continued to 10/27/94

**VOTE:** +6 -0

10. 94.470C (GREEN)  
1300 - 9TH AVENUE, Lot 39 in Assessor's Block 1763, southeast corner of Irving Street. Request for Conditional Use Authorization to establish a single retail video sales/rental shop over 4,000 square feet in size within an NC-2 (small scale) Neighborhood Commercial District.

**NOTE:** The conditional use application was withdrawn prior to the scheduled hearing.

**AT 6:00 P.M. A SPECIAL DISCRETIONARY REVIEW HEARING CONVENED**

**COMMISSIONER LEVINE WAS ELECTED TO CHAIR THIS PORTION OF THE HEARING**

11. 93.155DD (MONTANA)  
370 DEHARO STREET, DE HARO/RHODE ISLAND LIVE/WORK AND COMMERCIAL UNITS. Discretionary Review of Site Permit Application No. 9310051S/R-2 to construct seven (7) artist live/work units and twenty-one (21) commercial units for a total of twenty-eight (28) commercial condominium units and thirty-seven (37) off-street parking spaces and one (1) off-street freight loading space to be constructed on two parcels which will consist of two buildings. This project is a revision of a project which was considered by the City Planning Commission, under Discretionary Review, on September 23, 1993, December 9, 1993 and January 20, 1994 and was approved with conditions by Motion No. 13628 on January 20, 1994. Since the Commission action, the Project Sponsor has revised the project design by decreasing the size of the live/work units from approximately 2,000 square feet to about 1,000 sq.ft. each and has increased the number of commercial units from seven (7) to twenty-one (21). The revision has been determined by Department staff to be within the parameters of the approvals given by the Commission on January 20, 1994 and has been found to be conforming to the conditions placed on the project by Motion 13628. The current Discretionary Review request was received by the Planning Department on July 22, 1994 on behalf of a business located near the project site. The Discretionary Review Applicant requests the Planning Commission's review of the revised project to insure that it does comply with the Commissions prior approvals and conditions.

**ACTION:** After receiving public testimony, the Commission closed the public hearing and continued this matter to October 27, 1994 with the request that all absent commissioners receive the hearing tape and case material for review prior to the next hearing.

**VOTE:** +4 -0

**ADDITIONAL ABSENCE:** Commissioners Fung and Lowenberg

12. 94.484D (PASSMORE)  
148 FAITH STREET, Request for Determination of Compatibility with the Bernal Heights Special Use District of Building Permit Application No. 9408948 for new construction of a one-family dwelling in an RH-1 (House, One-Family) District.  
(Continued from the Regular Meeting of September 22, 1994)

**ACTION:** Design found to not be compatible with the Bernal Heights Special Use District.

**VOTE:** +4 -0

**ADDITIONAL ABSENCE:** Commissioners Fung and Lowenberg

13. 94.270D (PASSMORE)  
488 DAY STREET, Request for Discretionary Review of Building Permit Application No. 9310626 for a vertical and horizontal addition to a single-family dwelling in an Rh-1 (House, One-Family) District.  
(Continued from the Regular Meeting of September 22, 1994)

**ACTION:** Under Discretionary Review powers, the Commission disapproved this project as proposed.

**VOTE:** +4 -0; **ADDITIONAL ABSENCE:** Commissioners Fung and Lowenberg



**NOTE:** Without hearing, items 14, 15, and 16 were continued to November 3, 1994 because of a lack of quorum. Commissioner Boomer, one of the four commissioners present for this hearing, had not been provided with the previous hearing tapes and case material and was therefore, at this time, unable to participate in a possible action.

**VOTE:** +4 -0

**ADDITIONAL ABSENCE:** Commissioners Fung and Lowenberg

14. 92.622DE (PASSMORE/CHAVIS)  
895 EGBERT AVENUE, south side between Earl and Donahue Streets Lot 25 in Assessor's Block 4918 - Request for Discretionary Review of building permit application No. 9405424 to construct a 30,000 square foot one-story building to house an existing recycling and transfer facility.  
(Continued from Regular Meeting of September 8, 1994)
15. 92.395DE (PASSMORE/CHAVIS)  
1313 ARMSTRONG AVENUE, south west corner of Hawes and Armstrong Avenue, Lot 17 in Assessor's Block 4851 - Request for Discretionary Review of Building Permit Application No. 9305166 to construct a 34,590 square foot building to enclose an existing solid waste transfer facility.  
(Continued from Regular Meeting of September 8, 1994)
16. 93.641DE (PASSMORE/CHAVIS)  
1390 WALLACE AVENUE, near Ingalls Street, Lot 17 in Assessor's Block 4827 - Request for Discretionary Review of Building Permit application No. 9320866 to change the use of the existing building from storage to the processing and sorting of construction debris. The proposal would include the installation of a roll-up door for vehicle entry.  
(Continued from Regular Meeting of September 8, 1994)

Adjournment -- 8:22 P.M.

**THE DRAFT MINUTES WERE PROPOSED FOR ADOPTION AT THE REGULAR MEETING OF THE CITY PLANNING COMMISSION ON OCTOBER 27, 1994.**

**ACTION:** Approved as proposed

**VOTE:** +6 -0

**ABSENT:** Commissioner Fung

**NOTE ON APPEALS:** Commission action on Conditional Uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions after Discretionary Review may be appealed to the Board of Permit Appeals within 15 days of actions by the Central Permit Bureau. Call (415) 554-6720 for information. Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision.



NOTE: For information related to any of the above matters, please call Linda Avery, Administrative Secretary, City Planning Commission, at (415) 558-6414.

### **ACCESSIBLE MEETING POLICY**

Hearings will be held at City Hall, 400 Van Ness Avenue, Room 282, Second Floor, San Francisco, CA. Accessible seating for persons with disabilities (including those using wheelchairs) will be available. The closest accessible BART Station is the Civic Center Station located at the intersection of Market, Hyde, and Grove Streets. Accessible MUNI Lines serving City Hall are 42 Downtown Loop, 9 San Bruno and 7 Haight/Noriega. Accessible MUNI Metro lines are the J,K,L,M and N. Accessible curbside parking has been designated at points around the perimeter of City Hall. American sign language interpreters and/or a sound enhancement system will be available upon request by contacting Milton Edelin at 415 558-6410 at least 72 hours prior to a hearing. Individuals with severe allergies, environmental illness, multiple chemical sensitivity or related disabilities should call our accessibility hotline at 415 554-8925 to discuss meeting accessibility. In order to assist the City's efforts to accommodate such people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical based products. Please help the City to accommodate these individuals.

101394S



CSJ  
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MINUTES  
OF THE  
SAN FRANCISCO  
CITY PLANNING COMMISSION  
REGULAR MEETING

THURSDAY  
OCTOBER 20, 1994  
ROOM 282, CITY HALL  
1:30 P.M.

**PRESENT:** Commissioners Boomer, Levine, Lowenberg, Martin, Prowler, Unobskey.

**ABSENT:** Commissioner Fung

**THE MEETING WAS CALLED TO ORDER BY PRESIDENT UNOBSKEY AT 1:40 P.M.**

**STAFF IN ATTENDANCE:** Lucian Blazej - Director of Planning, Robert Passmore - Zoning Administrator, Evan Rose, Jim Nixon, Linda Avery - Commission Secretary, Barry Pearl - Acting Commission Secretary

**A. ITEMS TO BE CONTINUED**

1. 94.196C (ANDRADE)  
1099 MISSISSIPPI STREET; northeast corner of Mississippi and 25th Streets; Lot 8A in Assessor's Block 4224 - Request for Conditional Use Authorization to build ten dwelling units on a 10,000 square foot lot in an M-1 (Light Industrial) District.  
(Continued from Regular Meeting of September 22, 1994)  
(Proposed for Continuance to November 3, 1994)

**ACTION:** Continued as proposed

**VOTE:** +6 -0

**B. PUBLIC COMMENT**

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.

- (1) Ruth Asawa; re: Presentation to Bob Passmore from the School of the Arts  
(2) Mary Ann Miller; re: Residential Code Amendments (RCA)

**NOTE:** The following comments were taken at the end of the hearing.

- (3) Steven Sayatud, attorney for Robert Rossi; re: Flower Market Cafe at 820 Bryant (Harriet Alley)

C. COMMISSIONERS' QUESTIONS AND MATTERS

2. Minutes - Consideration for adoption - minutes from Regular meeting of October 6, 1994.

**ACTION:** Adopted as proposed

**VOTE:** +6 -0

**LEVINE:** Report on the NEMIZ workshop held last night

**EVERY:** Report on City Attorney's verbal opinion on rights of project applicant to withdraw their application after a public hearing has been noticed, but prior to the actual hearing – Project applicant is within their rights to do this. Report on City Attorney's verbal opinion on whether or not the public has the right to insist that the Commission proceed with the hearing in the above situation – No. Once the project sponsor or their representative has withdrawn the application, the Commission no longer has a matter before them that is under their jurisdiction. The decision to hear the case or not is at the call of the Chair.

**SPEAKERS:** John Bardis

**PROWLER:** Request studies of causal effects of live/work projects driving out business & jobs—specific ref to NEMIZ background report

D. DIRECTOR'S REPORT

3. DIRECTOR'S ANNOUNCEMENTS

- DCP Open House last Friday, 10/14
- Mayor's Small Business Advisory Committee
- Treasure Island Reuse Committee Process Workshop on 10/29 from 8:30 to 4:00 p.m.
- Director will be out of the Country from 10/27 thru 11/10
- Zoning Administrator requested the Commission consider at their next week hearing (10/27) the re-opening of the hearing on 115 Telegraph Hill Blvd/377 Filbert St. to allow for a joint variance hearing on 11/3/94.

4. BOARD OF PERMIT APPEALS/BOARD OF SUPERVISORS REVIEW OF PAST WEEKS EVENTS

**BPA:** - Overturned CPC decision re 2366 48th Ave. (3rd fl addition) +4 -0

- Upheld CPC decision re 3310 Baker St. (3rd fl & remodel) +1 -3 (failed to get 4 votes to overturn CPC)

**BOS:** - SROs

- 45 Farallones appeal lacked appropriate number of signatures.

- E. TIER III CASES, Informational presentation to the Commission pursuant to Resolution No. 12044; no opposition to the cases has been filed with the Department of City Planning.

5. 4318 - 23rd STREET, northside between Douglass and Hoffman Avenues, Lot 13 in Assessor's block 2802, RH-2 (Residential, House, Two-Family) District. Informational presentation of Building Permit Application No. 9413742 proposing the installation of a second garage door and widening an existing curbcut to serve a second dwelling unit proposed to be legalized. The property has an existing garage and curbcut, and the curbcut will be widened to approximately 19 feet to serve both garages.

**ACTION: No opposition. Approved as proposed**

**VOTE: +6 -0**

F. UNCONTESTED CASE CALENDAR

The following items appear to be uncontested cases, and as of the date of publication of the Commission Calendar, no letters or phone calls opposing the requested authorization have been received by the Department staff. The Department, has determined that the project complies with the criteria of Section 303(c) of the Planning Code. The Planning Director's preliminary recommendations is for approval with appropriate conditions. These cases are therefore considered routine and will be acted upon by a single roll call vote of the Commission. There will be no staff presentation nor discussion of these items unless a member of the Planning Commission or the General Public so requests. In the event of a request for discussion, the Planning Commission may entertain limited discussion prior to taking action or continue the matter to another regular schedule hearing date. The Commission President will announce the date of the hearing at the time the item is removed from the uncontested calendar.

6. 94.495C (HING)  
1909 UNION STREET, south side between Laguna and Buchanan Street; Lot 37 in Assessor's Block 542--Request for authorization of Conditional Use to modify conditions of approval of a previous authorization (Motion No. 10192) for a nine-seat restaurant within an existing retail bakery in the Union Street Neighborhood Commercial District.

**ACTION: No opposition. Approved with conditions as proposed**

**VOTE: +6 -0**

**MOTION NO. 13765**

G. REGULAR CALENDAR

7. (ROSE)  
DOWNTOWN STREETSCAPE PLAN, informational presentation and public hearing on the Draft for Citizen review of the Downtown Streetscape Plan. The plan offers a general design framework for the Downtown Pedestrian Network, outlines design concepts for capital improvements, and details and extensive series of design standards and guidelines for Streetscape elements.



**SPEAKERS:** Virginia Conway, Mavis Phillips, Sue Hestor

**ACTION:** Meeting held. No action required. However, President Unobskey requested that the 4th and Market project be scheduled before the Commission as an informational item.

8. 93.747C (NIXON)  
1601 MISSION STREET, south side of Mission Street at South Van Ness Avenue; Lots 1, 35, 36 and 36A in Assessor's Block 3514--Request for Conditional Use Authorization to allow an automated car wash in an C-M (Heavy Commercial) District, pursuant to Planning Code Section 223(j).

**SPEAKERS:** Tony Pantaleoni, project architect

**ACTION:** Approved with conditions as drafted

**VOTE:** +6 -0

**MOTION NO. 13766**

9. 93.179C **PUBLIC HEARING CLOSED** (NIXON)  
600 VAN NESS, east side of Van Ness Avenue between Elm Street and Golden Gate Avenue, Lots 6, 7, 8, 9 in Assessor's Block 763B - Request for conditional use authorization to construct a 13 story, mixed use project after demolition of existing buildings. The project requires conditional use approval to: (a) construct a building exceeding a height of 40 feet (Section 253), (b) to provide parking in excess of code requirements (Section 243(c)(8)(I), (c) creation of a large fast food restaurant (Section 243(c)(8)(F), (d) and requesting the project be authorized as a Planned Unit Development (PUD) for exceedence of bulk limits (Section 270), exceedence of wind speed criteria (Section 243(c)(9), modification of rear yard location requirements (Section 134) and exception for dwelling unit exposure requirements (Section 140). The project site is partially in a RC-4 (Residential-Commercial, Combined High Density) District and the Van Ness Avenue Special Use District with a 130-V, Height and Bulk Designation and the easterly portion of the site is within an NC-3 (Moderate-Scale Neighborhood Commercial District) District and a 130-E Height and Bulk District.

(Continued from Regular Meeting of September 22, 1994)

**NOTE:** President Unobskey was excused when he stated he had not reviewed the hearing tapes and material from the previous hearing. Commissioner Lowenberg was elected to Chair this item.

**SPEAKERS:** Harry O'Brien, attorney for sponsor; Clark Manus, project architect; Kelly Cullen (-); Sue Hestor (-); Terry Hogan (-); Gary Jones (-); Jackie Davis (?)

**ACTION:** Following comments on proposed conditions, the Commission continued this matter to 12/8/94.

**VOTE:** +5 -0

AT APPROXIMATELY 5:20 P.M. THE CITY PLANNING COMMISSION CONVENED INTO A SPECIAL DISCRETIONARY REVIEW HEARING.

10. 94.089D (PASSMORE)  
555-57 - 27TH STREET, construction of two 3 family dwelling units on the southern side of 27th Street between Noe and Castro.

**SPEAKERS:** Dennis Downing, DR requestor; Darcy Van Vieren; Bob Timmel; Phillip Father; Patrick Jennings, Project co-owner; Belinda Siffert; Lester O'shea

**ACTION:** Under their discretionary powers, the Commission approved this project as recommended by the Zoning Administrator relating to construction, delivery, and noise; not to preclude interior work outside M-F, 8-5p; work with DPW construction traffic impacts; fencing median strip; work with Director of neighborhood association.

**VOTE:** +4 -0

**ADDITIONAL ABSENCE:** Commissioners Levine and Prowler

11. 94.403D (PASSMORE)  
1462 - 38TH AVENUE, plans altered during construction; windows changed and 2nd story side notches filled in.

**SPEAKERS:** None

**ACTION:** Under their discretionary powers, the Commission approved this project as recommended by the Zoning Administrator: retention of roof space; put in windows as originally approved; lower window support; first & second floors

**VOTE:** +4 -0

**ADDITIONAL ABSENCE:** Commissioners Levine and Prowler

12. 94.324D (PASSMORE)  
2462 FILBERT STREET, construction of a roof deck/railing and elevator, and extend central and rear stairs to the roof to an existing three-story, single-family dwelling in an RH-1 (House, One-Family) District.

**SPEAKERS:** Jeff Brentor, rep of Robert Moore (project owner); Roll Baher Jr.; Ken Le Blanc; Minett Lehman; Dick Openheimer; James Webber; Doug Kramlick; Kenda Kramlick; Kera Kramlick; Christopher Kramlick; Lucy K. Sullivan; Jeff Wood; Shelia Dow

**ACTION:** Under their discretionary powers, the Commission disapproved this project as proposed, but would allow the Zoning Administrator's recommendation of elevator to top floor of living space only with second stair in the form of a hatch. If sponsors disagree, they may seek a disapproval from Department staff and appeal to BPA.

**VOTE:** +4 -0

**ADDITIONAL ABSENCE:** Commissioners Levine and Prowler

Adjournment

**THE DRAFT MINUTES WERE PROPOSED FOR ADOPTION AT THE REGULAR MEETING OF THE CITY PLANNING COMMISSION ON NOVEMBER 3, 1994.**

**ACTION:** Approved as drafted

**VOTE:** +7 -0

**NOTE ON APPEALS:** Commission action on Conditional Uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions after Discretionary Review may be appealed to the Board of Permit Appeals within 15 days of actions by the Central Permit Bureau. Call (415) 554-6720 for information. Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision.

**NOTE:** For information related to any of the above matters, please call Linda Avery, Administrative Secretary, City Planning Commission, at (415) 558-6414.

### **ACCESSIBLE MEETING POLICY**

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MINUTES  
OF THE  
SAN FRANCISCO  
CITY PLANNING COMMISSION  
REGULAR MEETING  
THURSDAY  
OCTOBER 27, 1994  
ROOM 282, CITY HALL  
1:30 P.M.

**PRESENT:** Commissioners Boomer, Levine, Lowenberg, Martin, Prowler, Unobskey.  
**ABSENT:** Commissioner Fung

**THE MEETING WAS CALLED TO ORDER BY PRESIDENT UNOBSKEY AT 1:40 P.M.**

**STAFF IN ATTENDANCE:** Robert Passmore - Zoning Administrator, Linda Avery -  
Commission Secretary

**A. ITEMS TO BE CONTINUED**

1. 94.300C (PEARL)  
3200 FILLMORE STREET, northeast corner of Greenwich Street; Lot 6A in  
Assessor's Block 509 -- Request for authorization of Conditional Use under Section  
725.48 of the Planning Code to establish Other Entertainment (Dance Hall Keeper  
Permit) within an existing restaurant/bar in the Union Street Neighborhood  
commercial Zoning District in a 40-X Height and Bulk District.  
(Continued from the Regular Meeting of October 13, 1994)  
(Proposed for continuance to November 10, 1994)

**ACTION:** Continued as proposed

**VOTE:** +6 -0

**B. PUBLIC COMMENT**

**NONE**

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. **If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.**



C. COMMISSIONERS' QUESTIONS AND MATTERS

2. Minutes - Consideration for adoption - minutes from Regular meeting of October 13, 1994.

**ACTION:** Approved as drafted

**VOTE:** +6 -0

- LEVINE:** - Hayes Valley Design guidelines  
- When will the report on Neighborhood Commercial to be scheduled?  
- Continuum of Care for the Homeless--(would like a copy for CPC)  
- Would like a report from Housing Authority on their projects

**UNOBSKEY:** - Reported on the talk at the SPUR luncheon the day before regarding Union Square.

D. DIRECTOR'S REPORT

3. DIRECTOR'S ANNOUNCEMENTS

- The Director is on vacation until November 10, 1994.

4. BOARD OF PERMIT APPEALS/BOARD OF SUPERVISORS REVIEW OF PAST WEEKS EVENTS

**BOS:** None

**BPA:** CPC should look at DCP policy on awnings in residential districts.

5. 93.180C (PASSMORE)  
Consideration of reopening public hearing on November 3, 1994 in connection with the scheduled Zoning Administrator's Rear Yard Variance for the following case. 115 TELEGRAPH HILL BOULEVARD AND 361-377 FILBERT STREET, Lots 34, 35 and 36 in Assessor's Block 105 - Request for conditional use authorization to allow seven dwelling units.

(Continued from the Regular Meeting of September 22, 1994 to November 3, 1994)

**NOTE:** On August 11, 1994, after receiving public testimony, the Commission closed the public hearing and continued this matter to September 22, 1994 by a vote of +7-0.

**SPEAKER:** Paul Guinina

**ACTION:** Approved

**VOTE:** +6 -0

- E. TIER III CASES, Informational presentation to the Commission pursuant to Resolution No. 12044; no opposition to the cases has been filed with the Department of City Planning.

6. 117 VASQUEZ AVENUE, informational presentation of Building Permit Application No. 9411252 proposing construction of a one-story addition to the rear of the existing single-family dwelling.

**ACTION:** No opposition. No Discretionary Review

**VOTE:** +6 -0



**F. CONSIDERATION OF FINDINGS AND FINAL MOTION - PUBLIC HEARING CLOSED**

7. 94.420C (HING)  
2301 FILLMORE STREET, northwest corner at Clay Street, Lot 04 in Assessor's Block 611, known as Alta Plaza Restaurant. Request for authorization of Conditional Use to establish Other Entertainment (as defined under Section 790.38 of the Planning Code) within an existing restaurant and bar in the Upper Fillmore Street Neighborhood Commercial District.  
**NOTE:** On October 6, 1994, after receiving public testimony, the Commission closed public hearing and considered a motion to approve with conditions as proposed. There was a tie vote of +3 -3 resulting in an intent to disapprove. Commissioner Unobskey was absent.  
**NOTE:** On October 13, 1994, Commissioner Prowler rescinded his motion made on 10/6 to approve with conditions as proposed. The Commission then passed a motion of intent to approve with conditions that include noise abatement measures and a review of the project before the Commission in one year. The motion was passed by a vote of +4 -2. Voting no were Commissioners Levine and Martin. Commissioner Unobskey was absent.  
**ACTION:** Without hearing, continued to November 17, 1994  
**VOTE:** +6 -0

**2:15 P.M.****G. REGULAR CALENDAR**

8. 93.508C (HING)  
PIER 7-1/2, THE EMBARCADERO, between Broadway and Vallejo Streets -- Request for Conditional Use Authorization to allow expansion of an existing full service restaurant, demolition and replacement of an adjacent pier for outdoor dining/seating and public access and reduce the off-street parking requirement for the restaurant in an M-1 (Light Industrial) District and Northern Waterfront Special Use District No. 1.  
(Continued from the Regular Meeting of October 13, 1994)  
**SPEAKER:** Glen Reynolds, proj. architect; Michael Wilmar; Fred White, Port staff  
**ACTION:** Approved with conditions as drafted  
**VOTE:** +6 -0  
**MOTION NO. 13767**
9. 94.121C (HING)  
1414 CASTRO STREET, west side between Jersey and 25th Street, Lot 02 in Assessor's Block 6539 (known as Purely Physical Fitness). Request for Conditional Use Authorization to establish a Fitness Center (defined as a Personal Services) under Section 790.116 of the Planning Code) on the second floor of an existing two story building in the 24th Street-Noe Valley Neighborhood Commercial District.  
(Continued from Regular Meeting of October 6, 1994)  
**SPEAKER:** None  
**ACTION:** Approved with conditions as drafted  
**VOTE:** +6 -0

## MOTION NO. 13768

10. 94.023C (HING)  
1979 UNION STREET, south side between Laguna and Buchanan Streets, Lot 38 in Assessor's Block 542, known as Blue Light Cafe -- Request for Conditional Use Authorization to establish Other Entertainment (as defined by Section 790.38 of the Planning Code) within an existing restaurant and bar in the Union Street Neighborhood Commercial District.  
(Continued from Calendar of September 15, 1994)  
**NOTE:** On June 9, 1994, after receiving public testimony, the Commission closed the public hearing and continued this matter to September 15, 1994 by a vote of +5-0. Commissioners Boldridge and Martin were absent.

**SPEAKER:** David Arden

**ACTION:** Without hearing, continued to November 10, 1994

**VOTE:** +6 -0

11. 94.457C (HING)  
1326 GRANT AVENUE, east side between Vallejo and Green Street, Lot 28 in Assessor's Block 132, known as the Gathering Cafe. Request for authorization of Conditional Use to establish Other Entertainment (as defined under Section 790.38 of the Planning Code) within an existing small self-service restaurant in the North Beach Neighborhood Commercial District.

**SPEAKER:** Andrew Yick, Salvatori

**ACTION:** Approved with conditions--modifying condition 5 to read as follows: The entertainment activity shall be operated so that the activity is not audible beyond the premises or in other sections of the building and fixed source equipment noise shall not exceed the decibel levels specified in the San Francisco Noise Control Ordinance.

**VOTE:** +6 -0

## MOTION NO. 13769

12. 93.571CV (BERKOWITZ)  
2555 MISSION STREET, east side between 21st and 22nd Streets; Lot 23 in Assessor's Block 3615 - Request for Conditional Use Authorization to develop a site in excess of 10,000 square feet within an Nc-3 Moderate Scale Neighborhood Commercial District and to reduce the off-street parking requirements for dwelling units in NC districts and for OFF-STREET PARKING and DWELLING UNIT EXPOSURE VARIANCES SOUGHT.

**SPEAKER:** Margaret Sweat, proj. sponsor; Ivan R. Munioz, MEDA; Jim Baldwin, proj. designer

**ACTION:** Following hearing, continued to December 1, 1994.

**VOTE:** +6 -0

AT 5:00 P.M. THE PLANNING COMMISSION CONVENED INTO A DISCRETIONARY REVIEW HEARING.

13. 93.155DD **PUBLIC HEARING CLOSED** (MONTANA)  
370 DEHARO STREET, DE HARO/RHODE ISLAND LIVE/WORK AND COMMERCIAL UNITS. Discretionary Review of Site Permit Application No. 9310051S/R-2 to construct seven (7) artist live/work units and twenty-one (21) commercial units for a total of twenty-eight (28) commercial condominium units and thirty-seven (37) off-street parking spaces and one (1) off-street freight loading space to be constructed on two parcels which will consist of two buildings. This project is a revision of a project which was considered by the City Planning Commission, under Discretionary Review, on September 23, 1993, December 9, 1993 and January 20, 1994 and was approved with conditions by Motion No. 13628 on January 20, 1994. Since the Commission action, the Project Sponsor has revised the project design by decreasing the size of the live/work units from approximately 2,000 square feet to about 1,000 sq.ft. each and has increased the number of commercial units from seven (7) to twenty-one (21). The revision has been determined by Department staff to be within the parameters of the approvals given by the Commission on January 20, 1994 and has been found to be conforming to the conditions placed on the project by Motion 13628. The current Discretionary Review request was received by the Planning Department on July 22, 1994 on behalf of a business located near the project site. The Discretionary Review Applicant requests the Planning Commission's review of the revised project to insure that it does comply with the Commissions prior approvals and conditions. (Continued from Regular Meeting of October 13, 1994)

**SPEAKERS:** None

**ACTION:** Without hearing, continued to November 3, 1994

**VOTE:** +6 -0

14. 94.513D (PASSMORE)  
2925 PIERCE STREET, Lot 5 in block 536 - Request for staff initiated Discretionary Review of Building Permit Application No. 9410986 to convert 6 units into 2 dwelling units. Eliminate kitchens in units #3, #4, #5, and #6; combine units #3, #4, and #5 into unit 2. Remove unit #6, maintain unit #1.

**SPEAKER:** Randi, proj. owner; Jeremy Paul, rep. of owner; John Peterson, proj. designer; John, proj. owner

**ACTION:** Under Discretionary Review powers, approved as proposed.

**VOTE:** +5 -1

**NOES:** Commissioner Prowler

15. 94.353D (PASSMORE)  
142 BONVIEW, west side of Bonview between Eugenia and dead end street - Lot 13 in Assessor's Block 5619 - Request for Discretionary Review of Building Permit Application No. 9403756 for a second story residential addition, to repair existing deck and enclose garage in an RH-1 District.

**SPEAKER:** None

**ACTION:** Under Discretionary Review powers, approved as proposed.

**VOTE:** +6 -0

16. 94.430D (PASSMORE)  
729 DOUGLAS STREET, Lot 26 in Assessor's Block 2830 - Request for Discretionary Review of Building Permit Application No. 9407079 to add 4th story and horizontal extension of building to front property line in a RH-2 District.
- SPEAKER:** (-proj): Ray Larroca, DR requestor; Daren Martinez, George Martinez, John Barbie, Paul Candace; (+proj): Santos Soto, project owner; Alica, George Jacobs, proj. designer; Benjamin Corosco, Jeremy Paul, Michael Gonzales, Evangela Soto, Martha Soto, Santos Soto
- ACTION:** Following testimony, the Commission closed the public hearing and continued the matter to November 3, 1994 by a vote of +4 -0. Absent commissioner (Boomer, Fung, and Martin) are to receive the hearing tapes for review prior to the next hearing.
- VOTE:** +4 -0
- ADDITIONAL ABSENCE:** Commissioners Boomer and Martin

17. 94.154D (PASSMORE)  
523-9TH AVENUE, Lot 6 in Assessor's Block 1552 - Request for Discretionary Review of Building Permit Application No. 9402924 for converting an existing rear yard tool shed, being illegally used as a dwelling unit, into storage in an RH-1 (House, One-Family) District.
- SPEAKER:** Charles Cannon, DR requestor; Clifford Gerber (-proj); Rosalin Uno (-proj); Michell Stratton (-proj); Ching S. Wong, Project owner; Donna Wong (+proj)
- ACTION:** Under their Discretionary Review powers, the Commission approved the request with conditions that would remove the stairs, deck, railings, windows and interior walls; that DCP will request BBI to determine if sewer, water and 220 electrical capabilities are present, and if so, have them removed or diminished to the extent that they facilitate the needs of a storage shed only—not a possible residential unit; that a notice of special restrictions be placed on the land records.
- VOTE:** +4 -0
- ADDITIONAL ABSENCE:** Commissioners Boomer and Martin

Adjournment

**THE DRAFT MINUTES WERE PROPOSED FOR ADOPTION AT THE REGULAR MEETING OF THE CITY PLANNING COMMISSION ON NOVEMBER 10, 1994.**

**ACTION:** Approved as drafted

**VOTE:** +5 -0

**ABSENT:** Commissioners Lowenberg and Martin

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NOTE: For information related to any of the above matters, please call Linda Avery, Administrative Secretary, City Planning Commission, at (415) 558-6414.

### **ACCESSIBLE MEETING POLICY**

Hearings will be held at City Hall, 400 Van Ness Avenue, Room 282, Second Floor, San Francisco, CA. Accessible seating for persons with disabilities (including those using wheelchairs) will be available. The closest accessible BART Station is the Civic Center Station located at the intersection of Market, Hyde, and Grove Streets. Accessible MUNI Lines serving City Hall are 42 Downtown Loop, 9 San Bruno and 7 Haight/Noriega. Accessible MUNI Metro lines are the J,K,L,M and N. Accessible curb side parking has been designated at points around the perimeter of City Hall. American sign language interpreters and/or a sound enhancement system will be available upon request by contacting Milton Edelin at 415 558-6410 at least 72 hours prior to a hearing. Individuals with severe allergies, environmental illness, multiple chemical sensitivity or related disabilities should call our accessibility hotline at 415 554-8925 to discuss meeting accessibility. In order to assist the City's efforts to accommodate such people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical based products. Please help the City to accommodate these individuals.

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MINUTES  
OF THE  
SAN FRANCISCO  
CITY PLANNING COMMISSION  
REGULAR MEETING

THURSDAY  
NOVEMBER 3, 1994  
ROOM 282, CITY HALL  
1:30 P.M.

PRESENT: Commissioners Boomer, Fung, Levine, Lowenberg, Martin, Prowler,  
Unobskey

THE MEETING WAS CALLED TO ORDER BY PRESIDENT UNOBSKEY AT 1:38 P.M.

STAFF IN ATTENDANCE: Robert Passmore - Zoning Administrator, Linda Avery -  
Commission Secretary, Gene Coleman - Acting Commission Secretary

- A. ITEMS TO BE CONTINUED -- NONE
- B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. **If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.**

(1) Anita Theoharris

re: RCA

(2) Mr. Lee

re: 2350 Union Street - merger of dwelling units

(3) Anna Shimco

re: live/work uses in industrial zones

(4) Regina Blouser

re: RCA

(5) Mary Ann Miller

re: RCA

C. COMMISSIONERS' QUESTIONS AND MATTERS

1. Minutes - Consideration for adoption - minutes from Regular meeting of October 20, 1994.

**ACTION:** Approved as drafted

**VOTE:** +7 -0

D. DIRECTOR'S REPORT

2. (PASSMORE)  
HONG ON TONG HEADQUARTERS BUILDING ON JACKSON/KEARNY STREETS  
- DESIGN CHANGE

**ACTION:** Presentation made. No action required.

3. DIRECTOR'S ANNOUNCEMENTS -- NONE

4. BOARD OF PERMIT APPEALS/BOARD OF SUPERVISORS REVIEW OF PAST WEEKS EVENTS -- NONE

E. TIER III CASES, Informational presentation to the Commission pursuant to Resolution No. 12044; no opposition to the cases has been filed with the Department of City Planning.

5. 530-540-550 and 560 GRIFFITH STREET, informational presentation of Building Permit Application No. 8905355-89053600 and 8919601 for construction of four single family dwellings one story over garage and accessory rooms and covering 75% of the total lot depth.

**ACTION:** No opposition. Approved as proposed.

**VOTE:** +7 -0

6. 3444 WASHINGTON STREET, informational presentation of Building Permit Application No. 9404817 to enlarge existing roof dormers, add rear deck and stairs and to replace windows.

**ACTION:** No opposition. Approved as proposed.

**VOTE:** +7 -0

7. 1932 BAKER STREET, informational presentation of Building Permit Application No. 9408986 to convert a portion of the ground floors to a two-car garage with two separate garage door openings, each having a width of eight (8) feet for a total of sixteen (16) feet. The proposal also includes the alteration and expansion of the existing three-story over basement, two-unit dwelling to a four-story, two unit dwelling. Section 510 (b) of the Neighborhood Conservation Interim Controls (NCIC) limits the maximum garage door width to 12 feet. The applicant is proposing two doors totalling 16 feet.

**ACTION:** No opposition. Approved as proposed.

**VOTE:** +7 -0

8. 386 HILL STREET, informational presentation of Building Permit Application No. 9410578 proposal to add a small addition at the rear, not extending any further into the lot than the end wall of the current building.

**ACTION:** No opposition. Approved as proposed.

**VOTE:** +7 -0

9. 3712 JACKSON STREET, informational presentation of Building Permit Application No. 9413861 proposing construction of a one story deck at the rear, approximately 14 feet wide by 10 feet deep, leaving a rear yard of 25% lot depth with stairs to grade.

**ACTION:** No opposition. Approved as proposed.

**VOTE:** +7 -0

**F. UNCONTESTED CASE CALENDAR**

The following items appear to be uncontested cases, and as of the date of publication of the Commission Calendar, no letters or phone calls opposing the requested authorization have been received by the Department staff. The Department, has determined that the project complies with the criteria of Section 303(c) of the Planning Code. The Planning Director's preliminary recommendations is for approval with appropriate conditions. These cases are therefore considered routine and will be acted upon by a single roll call vote of the Commission. There will be no staff presentation nor discussion of these items unless a member of the Planning Commission or the General Public so requests. In the event of a request for discussion, the Planning Commission may entertain limited discussion prior to taking action or continue the matter to another regular schedule hearing date. The Commission President will announce the date of the hearing at the time the item is removed from the uncontested calendar.

10. 94.488C (ANDRADE)

61 WEST PORTAL AVENUE, east side, Lot 24A in Assessor's Block 2979A.

Request for conditional use authorization to establish a retail stock brokerage office defined as Business or Professional Service by Section 790.108 of the Planning Code in the first floor of an existing building in the West Portal Avenue Neighborhood Commercial District.

**SPEAKERS:** Bud Wilson (-), Lawrence Maylam (-), Sean Powdall (-), Anita Theoharris (-), Dan Vivita (+), John Chark (+)

**ACTION:** Approved as proposed.

**VOTE:** +5 -2

**NOES:** Commissioners Boomer and Levine

**MOTION NO. 13770**

**F. CONSIDERATION OF FINDINGS AND FINAL MOTION - PUBLIC HEARING CLOSED**

11. 94.355C (HING)

1641 LA SALLE AVENUE, southeast corner at 3rd. Street, Lot 23A in Assessor's Block 5296. Conditional Use authorization to establish a mortuary as defined under

Section 790.62 of the Planning Code within an existing building in an NC-3 (Moderate Scale Neighborhood Commercial) District.  
(Continued from Regular Meeting of October 6, 1994)

**NOTE: ON OCTOBER 6, 1994, THE PLANNING COMMISSION PASSED A MOTION OF INTENT TO APPROVE WITH CONDITIONS BY A VOTE 4-2. COMMISSIONERS FUNG AND MARTIN VOTED NO. COMMISSIONER UNOBSKEY WAS ABSENT.**

**SPEAKERS: None**

**ACTION: Approved with conditions.**

**VOTE: +6 -0**

**EXCUSED: Commissioner Unobskey**

**MOTION NO. 13771**

**G. REGULAR CALENDAR**

12. 93.155DD **PUBLIC HEARING CLOSED** (MONTANA)  
370 DEHARO STREET, DE HARO/RHODE ISLAND LIVE/WORK AND COMMERCIAL UNITS. Discretionary Review of Site Permit Application No. 9310051S/R-2 to construct seven (7) artist live/work units and twenty-one (21) commercial units for a total of twenty-eight (28) commercial condominium units and thirty-seven (37) off-street parking spaces and one (1) off-street freight loading space to be constructed on two parcels which will consist of two buildings. This project is a revision of a project which was considered by the City Planning Commission, under Discretionary Review, on September 23, 1993, December 9, 1993 and January 20, 1994 and was approved with conditions by Motion No. 13628 on January 20, 1994. Since the Commission action, the Project Sponsor has revised the project design by decreasing the size of the live/work units from approximately 2,000 square feet to about 1,000 sq.ft. each and has increased the number of commercial units from seven (7) to twenty-one (21). The revision has been determined by Department staff to be within the parameters of the approvals given by the Commission on January 20, 1994 and has been found to be conforming to the conditions placed on the project by Motion 13628. The current Discretionary Review request was received by the Planning Department on July 22, 1994 on behalf of a business located near the project site. The Discretionary Review Applicant requests the Planning Commission's review of the revised project to insure that it does comply with the Commissions prior approvals and conditions.  
(Continued from Regular Meeting of October 27, 1994)

**SPEAKERS: None**

**ACTION: Approved with conditions.**

**VOTE: +4 -3**

**NOES: Commissioners Boomer, Lowenberg, Martin**

**MOTION NO. 13773**

13. 94.464P (D.WONG)  
1271 - 48TH AVENUE, west side between Lincoln Way and Irving Street, Lots 68 and 69 in Assessor's Block 1702 --- Request for Coastal Development Permit to



renew a previous coastal development authorization, **Case No. 90.047P**, and to modify Conditions of Approval under **Motion No. 13055**.

**SPAEKERS:** Gary Gee, rep. of project sponsor; Edith McMillian (-); Christina (-)

**ACTION:** Approved with conditions as drafted.

**VOTE:** +7 -0

**MOTION NO. 13772.**

14a. 93.180C

(NIXON)

115 TELEGRAPH HILL BOULEVARD AND 361-377 FILBERT STREET, south side at the top of the Filbert Steps between Montgomery and Kearny Streets, Lots 34, 35 and 36 in Assessor's Block 105 - Request for conditional use authorization to allow seven dwelling units on a 7,536 square foot parcel pursuant to Planning Code Section 209.1(h) on a parcel zoned RH-3 (House, Three Family) District and a 40-X Height and Bulk District.

(Continued from Regular Meeting of September 22, 1994)

**SPAEKERS:** Bob McCarthy, rep. of project sponsor; (Pro): Susan Lacey, Bart Lu, Levison Kitchell, Ted Brown; (Con): Alice Barkley, Richard Brayton, Nathan Park, Nan Roth, Roger Owen Boyer, Bob Tibbitts

**ACTION:** Closed public hearing. Passed a motion of intent to approve with conditions. Continued to November 17, 1994.

**VOTE:** +7 -0

14b. 93.180V

(NIXON)

361-377 FILBERT STREET and 115 TELEGRAPH HILL BOULEVARD, south side at the top of the Filbert Street Steps between Montgomery and Kearny Streets; Lots 34, 35 and 36 in Assessor's Block 105 in an Rh-3 (Residential, House, Three-Family) District.

**REAR YARD VARIANCE SOUGHT:** The proposal consists of demolition of four vacant residential buildings containing nine dwelling units, merger of three lots into one, construction of a six-story, six-dwelling unit building containing seven parking spaces at the front of the site, and rehabilitation of a vacant noncomplying structure located entirely within the required rear yard of lot 36. Lots 34 and 35 are each 82.5 feet in depth; lot 36 is 110 feet in depth. The proposed new building encroaches into the required rear yard. The noncomplying structure expansion is also within the required rear yard.

**SPAEKERS:** Bob McCarthy, rep. of project sponsor; (Pro): Susan Lacey, Bart Lu, Levison Kitchell, Ted Brown; (Con): Alice Barkley, Richard Brayton, Nathan Park, Nan Roth, Roger Owen Boyer, Bob Tibbitts

**ACTION:** The Zoning Administrator closed public hearing and has taken the matter under advisement.

15. 94.196C

(ANDRADE)

1099 MISSISSIPPI STREET; northeast corner of Mississippi and 25th Streets; Lot 8A in Assessor's Block 4224 - Request for Conditional Use Authorization to build ten dwelling units on a 10,000 square foot lot in an M-1 (Light Industrial) District.

(Continued from Regular Meeting of October 20, 1994)

**SPAEKERS:** Mark Hamilton, project sponsor; Al Engle (oppose), Dick Millett (design issues); Support Housing but has design concerns: John Stromwell, Mrs Amy Meyers, Babbett Drafke

**ACTION:** Closed public hearing. Requested sponsor to address design concerns of Commission and public. Continued to November 10, 1994.

**VOTE:** +7 -0

16. **93.584C** (MILLER)  
2187 QUESADA AVENUE, southwest side between Selby and Rankin Streets, Lots 28 and 29 in Assessor's Block 5334 - Request for authorization of a **CONDITIONAL USE** to permit **RECONSTRUCTION AND EXPANSION OF A CHURCH** (First Samoan Full Gospel Pentecostal Church) consisting of the demolition of an existing dwelling unit and unapproved outbuildings and the construction of a new church building, two stories and approximately 32 feet in height, with approximately 3,750 square feet of floor area per story, with a sanctuary seating 198 on the upper floor and a community room and church offices on the lower floor, in an RH-1 (House, One-Family) District and a 40-X Height and Bulk District, also requiring a Variance of the front set-back requirements of the City Planning Code.

**SPAEKERS:** Rick Mason, project sponsor; (Pro): Pastor Ru Viccan, Tufu Tonota - Church Secretary; (Con): Mrs. Young

**ACTION:** Closed public hearing. Passed a motion of intent to approve with conditions. Continued to November 10, 1994.

**VOTE:** +6 -0

**ABSENT:** Commissioner Lowenberg

17. WORKSHOP ON ARTISTS' LIVE/WORK USE IN THE NORTHEAST MISSION INDUSTRIAL ZONE (NEMIZ), Planning Department staff, at the request of the City Planning Commission, is developing a policy to promote and protect industrial uses in the NEMIZ. Policy considerations include the discouragement of all residential uses and certain specific type of artist live/work units in a portion of the NEMIZ's industrially-zoned district. The workshop will provide the opportunity for the Commission and members of the public to discuss issues related to live/work units in that area, including clarification on what differentiates artists' live/work units from "live/work lifestyle" units, and how live/work development affects the industrial base of the NEMIZ.

**ACTION:** Without hearing, continued to November 10, 1994.

**VOTE:** +7 -0

AT APPROXIMATELY 6:30 P.M. THE CITY PLANNING COMMISSION CONVENED INTO A DISCRETIONARY REVIEW HEARING.

18. 94.430D **PUBLIC HEARING CLOSED** (PASSMORE)  
729 DOUGLAS STREET, Lot 26 in Assessor's Block 2830 - Request for Discretionary Review of Building Permit Application No. 9407079 to add 4th story and horizontal extension of building to front property line in a RH-2 District.  
(Continued from Regular Meeting of October 27, 1994)

**SPEAKER:** Mr. Soto

**ACTION:** Under their discretionary review powers, the Commission approved this proposal with modifications: shall not exceed depth of the LaRocco's house; 5 foot ~~setback at front~~ setback required on top floor.

**VOTE:** +6 -0

**ABSENT:** Commissioner Lowenberg

19. 94.461D (FUNG)  
1248-50 MONTGOMERY STREET, east side between Union and Green Streets, lot 43 in Assessor's Block 113 - Request for Discretionary Review of Building Permit Application No. 9410169 to construct a second garage door and curbcut to the front of the two story over garage, three unit building. The structure is located in an RH-3 (House, Three-Family) District.

**SPAEEKERS:** (Opposed): Bill Riely, Lu Williams, Arnold Chin; (Pro): John McInney, project sponsor;

**ACTION:** Following comments, the Commission closed public hearing. They requested that traffic concerns be sent to Traffic Engineering for verification. Continued to December 1, 1994.

**VOTE:** +6 -0

**ABSENT:** Commissioner Lowenberg

20. 92.622DE (PASSMORE/CHAVIS)  
895 EGBERT AVENUE, south side between Earl and Donahue Streets Lot 25 in Assessor's Block 4918 - Request for Discretionary Review of building permit application No. 9405424 to construct a 30,000 square foot one-story building to house an existing recycling and transfer facility.  
(Continued from Regular Meeting of October 13, 1994)

**SPAEEKERS:** Ben Gale, Dept. of Public Health, Louie, Dept. of Public Health; (Support): Frank, Pastor Walker, May Brown Samuel Tobaiss, Channcy, Chru Fung suggested conditions; (Opposed): Kevin Williams, Sam Murray

**ACTION:** Following comments, the Commission closed public hearing and passed a motion of intent to approve with conditions those aspects of the project that are under their jurisdiction. Continued to December 8, 1994.

**VOTE:** +65 -0

**ABSENT:** Commissioner Lowenberg

**EXCUSED:** Commissioner Boomer

21. 92.395DE (PASSMORE/CHAVIS)  
1313 ARMSTRONG AVENUE, south west corner of Hawes and Armstrong Avenue, Lot 17 in Assessor's Block 4851 - Request for Discretionary Review of Building Permit Application No. 9305166 to construct a 34,590 square foot building to enclose an existing solid waste transfer facility.  
(Continued from Regular Meeting of October 13, 1994)

**ACTION:** Without hearing, continued indefinitely

**VOTE:** +65 -0

**ABSENT:** Commissioner Lowenberg

**EXCUSED:** Commissioner Boomer

22. 93.641DE (PASSMORE/CHAVIS)  
1390 WALLACE AVENUE, near Ingalls Street, Lot 17 in Assessor's Block 4827 - Request for Discretionary Review of Building Permit application No. 9320866 to change the use of the existing building from storage to the processing and sorting of construction debris. The proposal would include the installation of a roll-up door for vehicle entry.  
(Continued from Regular Meeting of October 13, 1994)

**ACTION:** Without hearing, continued indefinitely

**VOTE:** +65 -0

**ABSENT:** Commissioner Lowenberg

**EXCUSED:** Commissioner Boomer

Adjournment -- 9:55 P.M.

#### THE DRAFT MINUTES WERE PROPOSED FOR ADOPTION AT THE REGULAR MEETING OF THE CITY PLANNING COMMISSION ON NOVEMBER 17, 1994.

**ACTION:** Approved as amended: items 18, 20-22

**VOTE:** +5 -0

**ABSENT:** Commissioners Martin and Unobskey

NOTE ON APPEALS: Commission action on Conditional Uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions after Discretionary Review may be appealed to the Board of Permit Appeals within 15 days of actions by the Central Permit Bureau. Call (415) 554-6720 for information. Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision.

NOTE: For information related to any of the above matters, please call Linda Avery, Administrative Secretary, City Planning Commission, at (415) 558-6414.

#### ACCESSIBLE MEETING POLICY

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**DRAFT MINUTES  
OF THE  
SAN FRANCISCO  
CITY PLANNING COMMISSION  
REGULAR MEETING**

**THURSDAY  
NOVEMBER 17, 1994  
ROOM 282, CITY HALL  
1:30 P.M.**

DOCUMENTS DEPT.

NOV 30 1994

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**PRESENT:** Commissioners Boomer, Fung, Levine, Lowenberg, Prowler  
**ABSENT:** Commissioners Martin and Unobskey

**THE MEETING WAS CALLED TO ORDER BY VICE PRESIDENT FUNG AT 1:35 P.M.**

**STAFF IN ATTENDANCE:** Lucian Blazej - Director of Planning, Robert Passmore - Zoning Administrator, Dave Feltham, Amit Ghosh, Paul Rosetter, Linda Avery - Commission Secretary

**A. ITEMS TO BE CONTINUED**

**B. PUBLIC COMMENT**

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. **If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.**

**(1) Virginia Conway**

**re: neat, attractive, acceptable maintenance and fencing as a requirement around construction sites and vacant lots.**

**C. COMMISSIONERS' QUESTIONS AND MATTERS**

1. Minutes - Consideration for adoption - minutes from Regular meeting of November 3, 1994.

**ACTION:** Approved as drafted.

**VOTE:** +5 -0



- LEVINE: - news article regarding music problems in Oakland  
- report of the finalizing of AB133 which allowed the exclusion of church property from landmarking.

D. DIRECTOR'S REPORT

2. DIRECTOR'S ANNOUNCEMENTS

- Annual Silver SPUR luncheon and awards held yesterday
- Albert Seto has resigned from the Landmarks Board and has been replaced by Nancy L. Ho.
- Condo subdivision that did not follow the affordability guidelines and was fined \$184,000 at 560 Presidio Avenue.
- Court upheld the CPC decision on a board and care facility in the Haight/Ashbury for disabled women and their children.
- news article related to the return of entertainment to downtown areas
- article relating three landmarking Supreme Court cases effecting land use.

3. BOARD OF PERMIT APPEALS/BOARD OF SUPERVISORS REVIEW OF PAST WEEKS EVENTS

- BOS: - CPC decision on Walden House at 45 Faralones was upheld +8 -1
- Land Use Committee considered and passed to the full Board the Civic Center Historic District legislation with one modification—to include the triangular block that includes the Wells Fargo Building
  - Land Use Committee considered and passed to the full Board the 18th and Arkansas market rate subdivision project.

- BPA: - Two Discretionary Review cases were considered and passed without modification to CPC decision: 1) deck/stairs on 4th Ave.; 2) horizontal addition to the rear of a building on 29th Ave.

E. TIER III CASES, Informational presentation to the Commission pursuant to Resolution No. 12044; no opposition to the cases has been filed with the Department of City Planning.

4. 251 TOCOLOMA AVENUE, informational presentation of Building Permit Application No. 9415990 proposing a new deck on the 2nd floor at the rear of the building.

**ACTION:** No opposition. No Discretionary Review. Approved as proposed.

**VOTE:** +5 -0

5. 476 DUNCAN STREET, North side between Noe and Sanchez Streets, Lot 19 in Assessor's Block 6591, RH-2 (Residential House, Two-Family) District. Informational presentation of Building Permit Application No. 9413364 proposing enlargement of a single level deck and stairs at the rear of a three-story single-family dwelling.

**ACTION:** No opposition. No Discretionary Review. Approved as proposed.

**VOTE:** +5 -0

**F. UNCONTESTED CASE CALENDAR**

The following items appear to be uncontested cases, and as of the date of publication of the Commission Calendar, no letters or phone calls opposing the requested authorization have been received by the Department staff. The Department, has determined that the project complies with the criteria of Section 303(c) of the Planning Code. The Planning Director's preliminary recommendations is for approval with appropriate conditions. These cases are therefore considered routine and will be acted upon by a single roll call vote of the Commission. There will be no staff presentation nor discussion of these items unless a member of the Planning Commission or the General Public so requests. In the event of a request for discussion, the Planning Commission may entertain limited discussion prior to taking action or continue the matter to another regular schedule hearing date. The Commission President will announce the date of the hearing at the time the item is removed from the uncontested calendar.

6. 94.534C (HING)  
2893 MISSION STREET, northeast corner at 25th Street, Lot 37 in Assessor's Block 6517, known as La Parilla Suiza. Request for Conditional Use authorization to establish a Small Self-Service Restaurant as defined by Section 790.91 of the Planning Code in an NC-3 (Moderate Scale) Neighborhood Commercial District and Mission Street Fast Food Subdistrict.

**SPEAKERS:** None

**ACTION:** No opposition. Approved with conditions as drafted.

**VOTE:** +5 -0

**MOTION NO.** 13780

**F. CONSIDERATION OF FINDINGS AND FINAL MOTION - PUBLIC HEARING CLOSED**

7. 94.420C (HING)  
2301 FILLMORE STREET, northwest corner at Clay Street, Lot 04 in Assessor's Block 611, known as Alta Plaza Restaurant. Request for authorization of Conditional Use to establish Other Entertainment (as defined under Section 790.38 of the Planning Code) within an existing restaurant and bar in the Upper Fillmore Street Neighborhood Commercial District.  
**NOTE:** On October 6, 1994, after receiving public testimony, the Commission closed public hearing and considered a motion to approve with conditions as proposed. There was a tie vote of +3 -3 resulting in an intent to disapprove. Commissioner Unobskey was absent.  
**NOTE:** On October 13, 1994, Commissioner Prowler rescinded his motion made on 10/6 to approve with conditions as proposed. The Commission then passed a motion of intent to approve with conditions that include noise abatement measures and a review of the project before the Commission in one year. The motion was passed by a vote of +4 -2. Voting no were Commissioners Levine and Martin. Commissioner Unobskey was absent.  
(Continued from the Regular Meeting of October 27, 1994)

**SPEAKERS:** (pro): Peter Sniderman, project sponsor; Michael Patterson; Boyd Ivers; Chris Adams; (con): John Merchant; Arthur Andreas; Rachael Hagner; Les Jacobson; Carly Lim; Michael Kramer; Pat Merchant; Ian Burke

**ACTION:** Approved with conditions as modified: delete last few words of condition #1 stating that project is authorized for one year; delete condition #2 as submitted and replace with: "The subject authorization shall be calendared for review by the Planning Commission one year from the effective date of approval with proper notice to interested parties to determine whether there is compliance with the conditions. The applicant shall be billed for the cost of time and materials incurred for evaluation of compliance."; amend #3 reducing the hours of live entertainment from midnight to 10:00 p.m. on Friday and Saturday.

**VOTE:** +4 -1

**NOES:** Commissioner Levine

**MOTION NO. 13781**

8. 93.180C (NIXON)

115 TELEGRAPH HILL BOULEVARD AND 361-377 FILBERT STREET, south side at the top of the Filbert Steps between Montgomery and Kearny Streets, Lots 34, 35 and 36 in Assessor's Block 105 - Request for conditional use authorization to allow seven dwelling units on a 7,536 square foot parcel pursuant to Planning Code Section 209.1(h) on a parcel zoned RH-3 (House, Three Family) District and a 40-X Height and Bulk District.

(Continued from Regular Meeting of November 3, 1994)

**NOTE:** On November 3, 1994, after receiving public testimony, the Commission closed public hearing and passed a motion of intent to approve with conditions by a vote of +7 -0.

**SPEAKERS:** Bob McCarthy, rep of project sponsor; Alice Barkley, rep of neighbors in opposition

**ACTION:** Approved with conditions as modified: ...include conditions that would provide copies of plans to the neighbors, through Alice Barkley, for review and comment prior to Planning Departmental sign-off; allow for 'stop-work' through the Planning Department for non-compliance of conditions; also include a condition that states "any modifications required to meet other code standards must be reviewed in the context of the intent of the Commission's design approval"

**VOTE:** +5 -0

**MOTION NO. 13782**

#### G. REGULAR CALENDAR

9. 94.201E (PARKER)

3250 - 21ST STREET - Appeal of the Preliminary Negative Declaration. The proposed project entails the demolitions to two existing buildings and the constructions of three 3-story over garage residential buildings. Each building would

contain 3 independently accessible parking spaces and two tandem spaces. Under the proposed project, the existing Lot 117 would be subdivided into three separate lots. All three newly created lots would require a minimum lot width variance from the City Planning Code because the proposed lot widths for each lot (24 feet - 8 inches) do not meet the code required 25 foot minimum lot width. All three lots would also require a rear yard variance because the proposed decks would encroach into the required rear yard. The project site is in an NC-3 (Neighborhood Commercial, Moderate Scale) Zoning District.

(Continued from the Regular Meeting of October 13, 1994)

**ACTION:** Without hearing, continued to December 8, 1994

**VOTE:** +5 -0

10. 94.3541 (SCOTT)

LAGUNA HONDA INSTITUTIONAL MASTER PLAN, Information public hearing in accordance with the requirements of Section 304.5 of the San Francisco Planning Code. **375 Laguna Honda Boulevard, between Clarendon Avenue and Woodside Avenue and encompassing an irregularly shaped 62 acre site on the upper western slope of Twin Peaks.** The site and its buildings are owned and operated as a 1,172 bed skilled and acute care nursing facility by the City and County of San Francisco. Proposed in the Plan is a three phase replacements project accommodating a similar number of patients and involving circulation improvements.

**SPEAKERS:** Arthur Jackson, President of SF Health Commission; Dr. Edward Chaw, member of SFHC; Anthony Wagner, Executive Administrator of Laguna Honda Hospital; Gordan Chung; Dr. Hosea M. Thomas, Chief of Staff of Laguna Honda Hospital; Ruth Holland; Bill Hestor, Union rep.; Jim Buker, DPW; (con): Norma Satten; Jane Kinzler; Inka Brueh expressed concern

**ACTION:** For discussion only. No action required

11. (FELTHAM)

SAN FRANCISCO TRIP STORE - OPERATOR SELECTION, Approval of a Resolution authorizing the Director of Planning to enter into a contract with Crain and Associates for a sum of \$100,000 in Transportation Authority and state funding. As operator, Crain and Associates will be responsible for the redesign, management and operation of the San Francisco Trip Store booths at the Montgomery and Embarcadero subway stations in downtown San Francisco.

(Continued from the Regular Meeting of November 10, 1994)

**ACTION:** Without hearing, continued to December 1, 1994.

**VOTE:** +5 -0

12. 94.365L (MARSH)

400 CLAYTON STREET, THE MCFARLAND RESIDENCE, northeast corner of Clayton and Oak Streets, being Lot 23 in Assessor's Block 1224 - Acting on the recommendation of the Landmark's Preservation Advisory Board to consider designation of the McFarland Residence as Landmark No.208 pursuant to Section



1004 of the City Planning Code. Lot 23 in Assessor's Block 1224 is zoned RH-3 (Residential, Three Family) District and is located within a 40-X Height and Bulk District.

(Continued from Regular Meeting of October 6, 1994)

**ACTION:** Without hearing, continued to January 12, 1995.

**VOTE:** +5 -0

13. (MANAGEMENT STAFF)

FIRST QUARTER REPORT FOR FISCAL YEAR 1994-95 -- Presentation of the Department's first quarter report for fiscal year 1994-95.

**ACTION:** At the Commission's request, this item has been postponed to include the second quarter activity in a half year report.

14. (BASH)

1010 SOUTH VAN NESS AVENUE, southwest corner at 21st Street, Lots 1 and 1A in Assessor's Block 3615: Public Hearing to receive presentations and comments, and provide early feedback and direction as appropriate, with respect to a preliminary proposal to construct 30 housing units for low-income families. Ten units would be occupied by families with one or more members with HIV/AIDS. The building(s) would be two to four stories of residential occupancy, with between 22 and 30 parking spaces, depending upon further design development. The property is within an RM-1 (Mixed Residential, Low Density) and RM-2 (Mixed Residential, Moderate Density) District. This hearing has been requested by the project sponsor, the Mission Housing Development Corporation.

**SPEAKERS:** Daniel Hernandez, proj. sponsor; Conselo Castro, co-proj. architect; Harry Wong, Asian Neighborhood Design, co-proj. architect; (pro): Oscar Wolters Duran; Mark Barmore; Karen Klein; Barbara Hammer; Flor Reyes; Rob Tufel; Johanna Breyer; Chloe Fiering; Laura McLatchy; Glen Robinson; Jennifer Grant; (con): James B. Tyler; James Durfee; Andrew Solon; John Belmeur; John Barbey

**ACTION:** For discussion only. No action required. Commissioner Fung requested a site visit.

15. 92.288ET (PASSMORE)

RESIDENTIAL CONSERVATION CONTROLS, public hearing and consideration of a resolution adopting Residential Conservation Controls as permanent controls, and presentation of refinement and modification to Department of City Planning proposed alternative to Residential Conservation Controls--Residential Code Amendments (RCA) as introduced on March 24, 1994.

(Continued from Regular Meeting of October 6, 1994)

**SPEAKERS:** Bill Schnieder, Margaret Sigel, Lorraine Lucas, Marion Aird, Anita Theoharis, Pam Elliott, Mary Anne Miller, John Bardis, Hiroshi Fakuda, John Barbey, Joe O'Donoghue

**ACTION:** Following testimony, the Commission rescinded their motion of intent to approve the Residential Conservation Controls and instructed staff proceed toward initiation of the Residential Code Amendments.



VOTE: +5 -0

16. (PASSMORE)

RESIDENTIAL DESIGN GUIDELINES, REVISIONS, public hearing and consideration of a motion revising the Residential Design Guidelines to make them applicable to residential zoning controls.

(Continued from Regular Meeting of October 6, 1994)

ACTION: Without hearing, continued indefinitely.

VOTE: +5 -0

AT APPROXIMATELY 8:00 P.M. THE CITY PLANNING COMMISSION CONVENED INTO A DISCRETIONARY REVIEW HEARING.

17. 94.299D (PASSMORE)

3644 ANZA STREET, south side between ~~Cherry and Maple~~ 27th and 28th Avenues, Lot 18 in Assessor's Block 1517 - Request for Discretionary Review of Building Permit Application No. 9322360 for demolition of an existing one story single family dwelling and replace it with a new three-story over garage three-family dwelling.

SPEAKERS: (con): Rozalia Shrayber, DR requestor; Michael Malletts; Tom Jobes; Michael Shrinka; Lorraine Lucas; Marino Bordnoff; John Bardis; Heroshi Fakuda; Marion Aird; Edith McMillian; Margaret Sigel; Rob Louri; (pro): Alice Barkley, rep of proj sponsor; Joe O'Donoghue

ACTION: Following testimony, the Commission closed public hearing and continued this matter to January 12, 1995 requesting a rendering of the replacement structure.

VOTE: +4 -0

ADDITIONAL ABSENCE: Commissioner Prowler

18. 94.478D (PASSMORE)

125 LOWER TERRACE, south side between Saturn and Roosevelt Way, Lot 49 in Assessor's Block 2627 - Request for Discretionary Review of Building Permit Application No. 9409974 to construct a second story addition at the rear of the building and to expand the existing garage. The structure is located in an Rh-2 (House, One-Family) District.

(Continued from the Regular Meeting of November 10, 1994)

SPEAKERS: Luccia Bogata, co-DR requestor; Dale Champion, co-DR requestor; Stephen Antonaras, proj architect

ACTION: Under their discretionary review powers, the Commission approved this project as proposed.

VOTE: +4 -0

ADDITIONAL ABSENCE: Commissioner Prowler

19. 94.522D (PASSMORE)

339 RALSTON STREET, west side between Garfield and Shields, Lot 12 in Assessor's Block 7003 - Request for Discretionary Review of Building Permit

Application No. 9409902 to construct a deck (2nd floor) and stairs in the rear yard, leaving 25% of the lot depth unobstructed.

**SPEAKERS:** Bertha McHenry, DR requestor; Mark Hayes, proj. sponsor

**ACTION:** Under their discretionary review powers, the Commission approved this project as modified: ...the setbacks are to be as requires by Building Code so as not to require fire walls; the deck can extend no further than seven feet beyond the existing rear building wall.

**VOTE:** +4 -0

**ADDITIONAL ABSENCE:** Commissioner Prowler

20. 94.533D (PASSMORE)  
576 EUREKA STREET, east side between Cherry and Maple, Lot 18 in Assessor's Block 1517 - Request for Discretionary Review of Building Permit Application No. 9322360 for demolition of an existing one story single family dwelling and replace it with a new three-story over garage three-family dwelling in an RM-1 (Residential Mixed) District.

**SPEAKERS:** (con): Paul Garvey, DR requestor; John Berrell, Lauren Brilli; (pro): Bill Mandell, proj. sponsor; David Jerome; Jimmy Jim

**ACTION:** Following testimony, the Commission instructed staff to review this case further and take appropriate administrative action.

**VOTE:** +4 -0

**ADDITIONAL ABSENCE:** Commissioner Prowler

Adjournment -- 10:20 P.M.

**THE DRAFT MINUTES ARE PROPOSED FOR ADOPTION AT THE REGULAR MEETING OF THE CITY PLANNING COMMISSION ON DECEMBER 1, 1994.**

**ACTION:**

**VOTE:**

NOTE ON APPEALS: Commission action on Conditional Uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions after Discretionary Bureau. Call (415) 554-6720 for information. Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision.

NOTE: For information related to any of the above matters, please call Linda Avery, Administrative Secretary, City Planning Commission, at (415) 558-6414.

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Hearings will be held at City Hall, 400 Van Ness Avenue, Room 282, Second Floor, San Francisco, CA. Accessible seating for persons with disabilities (including those using wheelchairs) will be available. The closest accessible BART Station is the Civic Center Station located at the intersection of Market, Hyde, and Grove Streets. Accessible MUNI Lines serving City Hall are 42 Downtown Loop, 9 San Bruno and 7 Haight/Noriega.

Accessible MUNI Metro lines are the J,K,L,M and N. Accessible curb side parking has been designated at points around the perimeter of City Hall. American sign language interpreters and/or a sound enhancement system will be available upon request by contacting Milton Edelin at 415 558-6410 at least 72 hours prior to a hearing. Individuals with severe allergies, environmental illness, multiple chemical sensitivity or related disabilities should call our accessibility hotline at 415 554-8925 to discuss meeting accessibility. In order to assist the City's efforts to accommodate such people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical based products. Please help the City to accommodate these individuals.

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